

PB# 76-13

**Butterhill
(Krom Property)**

Kram property 76-13
Butter Hill 8/25

GENERAL RECEIPT

3252

Town of New Windsor, N. Y.

May 12, 1977

Received of Windsor Building Supply Co. \$ 25.00

Twenty-five and 00/100 Dollars

For Public Hearing

DISTRIBUTION:

FUND	CODE	AMOUNT
\$25.00	Check	

BY Charlotte Marcantonio

GENERAL RECEIPT

3253

Town of New Windsor, N. Y.

May 12, 1977

Received of George Krom \$ 200.00

Two hundred and 00/100 Dollars

For Pre-preliminary Plat #100 - Preliminary \$100.00

DISTRIBUTION:

FUND	CODE	AMOUNT
200.00		
Check		

BY Charlotte Marcantonio

WILL

GENERAL RECEIPT

3721

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Butter Hill Sub-Plat June 30, 1978

RECEIVED OF Mopna Krom (George Krom) \$ 320.00

Three hundred twenty and 00/100 DOLLARS

FOR this #1 Plat 150 34-lots at \$5-170.00 #176-13

DISTRIBUTION:

FUND	CODE	AMOUNT
Chk 320.00		

BY Charlotte Marcantonio
Deputy

Williston Law Book Co. Rochester, N. Y.

General Receipt

0025

#95.00 Check

by Charlotte Marcantonio

GENERAL RECEIPT

3253

Town of New Windsor, N. Y.

May 12, 1977

Received of George Krom \$ 200.00

Two hundred and 00/100 Dollars

For Pre-preliminary Plat-100 - Preliminary 100.00

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>200.00</u>		
<u>Check</u>		

by Charlotte Marcantonio

WILL

GENERAL RECEIPT

3721

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Butter Hill Sub-blew
June 30, 1978

RECEIVED OF Mopna blew (George Krom) \$ 320.00

Three hundred twenty and 00/100 DOLLARS

FOR these #1 Plat 150 34-lots at #5-170.00
#76-13

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>320.00</u>		
<u>Chk</u>		

BY Charlotte Marcantonio
Deputy

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

8635

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Feb. 17, 1987

Received of Moodna Dev. Co. Inc. \$ 150.00

One hundred Fifty and 00/100 DOLLARS

For Final Plat Sect. 10-10-11-12-13
Sec 9 76-13

DISTRIBUTION

FUND	CODE	AMOUNT
<u>150.00 check</u>		
<u>#4416</u>		

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

ent chg. fee 3200.⁰⁰
Eng fee 100.⁰⁰

Final Approval 4-26-78

~~OFFICE OF THE TOWN ENGINEER~~
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

Rec'd from Planning Board No. 39.....
Amount \$575.00 Date 5/1/77.....
For Park Fee \$500- Engineering fee \$75-
Signature James H. Green
Comptroller

OFFICE OF THE TOWN ENGINEER

Eng fee

100.00

Final Approval 4-26-78

~~OFFICE OF THE TOWN ENGINEER~~
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

No. 79
Date 5/1/77
Rec'd from Planning Board
Amount \$575.00
For Park Fee \$500- Engineering fee \$75-
Signature [Signature]
Comptroller

OFFICE OF THE TOWN ENGINEER
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

No. 76-13
Date 6/13/78
Rec'd from J.V. Lydecker
Amount \$320.00
For Phase 1 - Plat #150
34 lots @ \$170
Signature [Signature]
Mayor Bredet

City [] 76-13
Town [X]
Village [] New Windsor Date: May 23, 1985

Chairman of Planning Board:

Plan Subdivision Butte Hill

Dated June 2, 1978 Filed on May 23, 1985

Approved by Henry Schruble

on Mar 27, 1985 Map Number # 7075

MARION S. MURPHY, County Clerk

By Shirley B. Hadden
Acting Deputy County Clerk

From property
Butte Hill 8/15

8/7/76
T/Board meeting

(11)

M AGREEMENT - TOWN OF NEW WINDSOR

Motion by Councilman manuche
seconded by Councilman Sakuy
that the Town Board of the Town of New
Windsor approve agreement between
George Krom Jr., and Donald T. Krom with
the Town of New Windsor to enter upon
their lands generally known as the proposed
Butter Hill Development site and explore
the same for a supply of water.

Roll call, Motion carried

Be sure Board members sign

Holding for T/Atty's approval of change in
original document.

Memo

FROM:

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

Supervisor John Petro and
Town Board

DATE: November 1, 1983

SUBJECT:

Butter Hill Public Improvement Bond Section III

— FOLD HERE —

The Planning Board is recommending that the Town Board approve the Bond for municipal improvements for Section III of Butter Hill in the amount of \$138,795.00.

Very truly yours,

Henry Van Leeuwen

HENRY VAN LEEUWEN
Chairman

HVL/sh

by _____

*Original given to
Attorney for Recording*

*T/B Meeting
8/2/78*

(23)

RE: ACCEPTANCE OF DEED - KROM to TOWN OF NEW WINDSOR - BUTTER HILL
SUBDIVISION

MOTION BY COUNCILMAN

Cainey

SECONDED BY COUNCILMAN

Green

That the Town Board of the Town of New Windsor accept a deed from
DONALD T. KROM and GEORGE R. KROM, JR. dated the 13th day of
July, 1978 covering certain open space lands and parklands in
the Butter Hill Subdivision, which subdivision was granted final
approval by the Town Planning Board on April 26, 1978, together
with certain rights-of-way onto Caesar's Lane and Forge Hill Road
in the Town of New Windsor.

ROLL CALL:

MOTION CARRIED:

(Please return deeds to Attorney's office for recording.)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 13 day of July, nineteen hundred and seventy-eight
BETWEEN DONALD T. KROM and GEORGE R. KROM, JR., both care of
Windsor Building Supply, Route 32 (no number), New Windsor, New York

party of the first part, and THE TOWN OF NEW WINDSOR, a municipal corporation
of the State of New York with offices at 555 Union Avenue, Town of
New Windsor, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of New Windsor, County of Orange, State of New
York, bounded and described in the annexed "Schedule A", being and
intended to be open space lands and dedicated parklands in the Butter
Hill Subdivision, which subdivision was granted final approval by
the Town Planning Board of the Town of New Windsor on the 26th day
of April, 1978 and the map of which subdivision is intended to be
filed in the Orange County Clerk's Office, together with a right-of-
way onto Caesar's Lane in the Town of New Windsor from said open
space lands and recreation lands, and together with a right-of-way
onto Butternut Drive which is a private road on the aforereferenced
Butter Hill Subdivision map, said right-of-way being along a course
measuring 422.14 ft. along the southerly portion of Butternut Drive
and leading thence onto Forge Hill Road in the Town of New Windsor.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

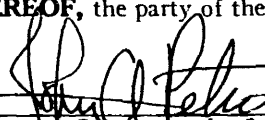
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Accepted: 

Town of New Windsor

By: John A. Petro,
Supervisor

(By Order of the Town Board, Town
of New Windsor Resolution dated the
2nd day of August, 1978).


DONALD T. KROM


GEORGE R. KROM, JR.

STATE OF NEW YORK
COUNTY OF ORANGE
ss.:
1978

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

On the 13th day of July, 1978, before me personally came DONALD T. KROM and GEORGE A. KROM, JR., to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Kathleen J. Nugent

KATHLEEN J. NUGENT
Notary Public, State of New York
Qualified in Orange County
No. 4653517
My commission expires Mar. 30, 1979

8 February 1978

DESCRIPTION

PARCEL I

Open Space Lands

Butter Hill Subdivision

Moodna Development Company Inc.

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at a point on the westerly line of lands of the Town of New Windsor and the southwesterly line of Caesars Lane, said point being, S26° 45' 30"W 39.29' along said line of the Town of New Windsor from the centerline of Caesars Lane; and running thence, along lands of the Town of New Windsor, the following four (4) courses:

(1) S26° 45' 30"W 118.18' to a point;

(2) S84° 29' 40"W 262.17' to a point;

(3) S28° 24' 34"W 326.41' to a point;

(4) S41° 15' 30"W 545.00' to a point; thence, along the line of lands now or formerly of O'Rourke, S07° 31' 15"E 120.00' to a point in the centerline of Moodna Creek; thence, along the centerline of said Moodna Creek, and along lands now or formerly of the SanGiacomo Company of Orange, New Jersey, the following three (3) courses:

(1) S79° 29' 25"W 575.00' to a point;

(2) S60° 07' 23"W 340.50' to a point;

(3) S63° 58' 45"W 240.04' to a point; thence, leaving the centerline of said Moodna Creek, and still along lands now or formerly of the SanGiacomo Company of Orange, New Jersey, S11° 34' 35"E 184.92' to a point; thence, along lands now or formerly of the SanGiacomo Company, S79° 10' 10"W 687.71' to a point; thence, along lands now or formerly of the Cornwall Paper Mills Company, the following eleven (11) courses:

- (1) N47° 32' 45"W 225.00' to a point;
- (2) N34° 18' 45"W 231.50' to a point;
- (3) N01° 08' 45"W 208.00' to a point;
- (4) N17° 26' 15"E 71.50' to a point;
- (5) N29° 48' 25"W 338.85' to a point;
- (6) N83° 35' 45"W 223.40' to a point;
- (7) S80° 47' 15"W 354.60' to a point;
- (8) S63° 10' 15"W 195.60' to a point;
- (9) S63° 15' 15"W 386.10' to a point;
- (10) S47° 26' 15"W 155.60' to a point;
- (11) S52° 05' 37"W 109.11' to a point in the northerly line of Forge Hill Road (County Road No. 74); thence, along said Forge

Hill Road, N78° 28' 08"W 71.28' to a point in the southeasterly line of a proposed right of way; thence, along said proposed right of way line, N50° 02' 11"E 422.14' to a point of curvature; thence, still along the same, on a curve to the left having a radius of 125.00' and an arc distance of 77.56' with a chord of N32° 15' 42"E 76.32' to a point; thence, still along said proposed right of way, N14° 29' 13"E 62.02' to a point at the southwesterly corner of proposed subdivision lot #1; thence, leaving said right of way and along proposed subdivision lot #1 through lot #3, and along lot #5 through lot #22, the following twelve (12) courses:

- (1) S64° 49' 04"E 98.37' to a point;
- (2) N60° 31' 36"E 87.99' to a point;
- (3) N14° 29' 13"E 120.00' to a point;
- (4) S75° 30' 47"E 225.31' to a point;
- (5) N87° 33' 35"E 107.74' to a point;
- (6) N80° 20' 00"E 420.00' to a point;
- (7) N88° 39' 07"E 58.68' to a point;
- (8) S75° 11' 15"E 313.42' to a point;
- (9) S14° 48' 45"W 60.64' to a point;
- (10) S09° 40' 00"E 165.19' to a point;
- (11) S44° 41' 29"E 131.65' to a point;
- (12) N23° 30' 30"E 150.00' to a point of curvature on the

southerly line of a proposed cul-de-sac right of way; thence, along said line on a curve to the left having a radius of 50.00' arc distance of 38.91' and a chord of S88° 47' 10"E 37.94' to a point at the corner of proposed subdivision lot #23; thence, leaving said proposed right of way line and along proposed subdivision lot #23 through lot #26 and along lot #28 through lot #31, the following six (6) courses:

- (1) S21° 04' 49"E 120.00' to a point;
- (2) N80° 20' 00"E 98.12' to a point;
- (3) N23° 30' 30"E 97.30' to a point;
- (4) N09° 40' 00"W 230.72' to a point;
- (5) N73° 39' 06"W 324.87' to a point;
- (6) N16° 20' 54"W 155.00' to a point on the southerly line of

a proposed right of way; thence, along said right of way N73° 39' 06"E 20' to a point at the corner of proposed subdivision lot #32; thence, leaving said proposed right of way and along proposed subdivision lot #32 through lot #50 the following twelve (12) courses:

- (1) S16° 20' 54"E 150.00' to a point;
- (2) S44° 37' 13"E 259.47' to a point;
- (3) S72° 11' 27"E 424.04' to a point;
- (4) N77° 32' 06"E 138.81' to a point;
- (5) N54° 22' 15"E 135.01' to a point;
- (6) N31° 04' 27"E 124.92' to a point;
- (7) N17° 48' 33"E 240.00' to a point;
- (8) N38° 21' 25"E 102.03' to a point;
- (9) N58° 21' 25"E 130.38' to a point;
- (10) N76° 52' 51"E 47.76' to a point;
- (11) N59° 04' 13"E 117.48' to a point;
- (12) N22° 41' 05"W 130.00' to a point of curvature on the southeasterly line of a proposed right of way; thence, along said line on a curve to the left with a radius of 125.00' an arc distance of 90.07' and a chord of N46° 40' 23"E 88.13' to a point

at the southwesterly corner of proposed subdivision lot #51; thence, leaving said right of way line and along proposed subdivision lot #51 through lot #54, the following two (2) courses:

- (1) S79° 57' 12"E 162.83' to a point;
- (2) N10° 02' 48"E 443.20' to a point on the southerly line of aforesaid Caesars Lane; thence, along the line of said Caesars Lane, the following eight (8) courses:

- (1) S64° 11' 51"E 125.63' to a point;
- (2) S49° 48' 40"E 22.57' to a point;
- (3) S81° 18' 40"E 32.27' to a point;
- (4) S68° 57' 24"E 150.55' to a point;
- (5) S42° 59' 40"E 144.71' to a point;
- (6) S27° 20' 40"E 63.24' to a point;
- (7) S12° 13' 40"E 38.56' to a point;
- (8) S12° 45' 20"E 33.50' to the point or place of beginning.

Containing 37.66+ acres of land more or less.

PARCEL II

Also all that certain piece or parcel of land described as follows:

BEGINNING at a point in the northerly line of Forge Hill Road (County Road No. 74); and running thence, N54° 09' 01"E 206.70' to a point; thence, N55° 56' 58"E 345.00' to a point on the northwesterly line of a proposed right of way; thence, along said right of way line, S14° 29' 13"W 30.23' to a point of curvature; thence, still along said proposed right of way line on a curve to the right with a radius of 75.00' an arc distance of 46.53' and a chord of S32° 15' 42"W 45.79' to a point; thence, still along the same, S50° 02' 11"W 451.17' to a point in the northerly line of aforesaid Forge Hill Road; thence, along the line of said Forge Hill Road, N60° 02' 49"W 87.23' to the point or place of beginning.

Containing 0.70+ acres of land more or less.

SCHEDULE A - Page 3

8 February 1978

DESCRIPTION

PARCEL V

Land to be Dedicated to Town of New Windsor
for Caesars Lane Right of Way
Butter Hill Subdivision
Moodna Development Company Inc.

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the centerline of Caesars Lane; and running thence, along the centerline of said Caesars Lane, the following four (4) courses:

- (1) S63° 39' 20"E 31.94' to a point;
- (2) S62° 41' 40"E 80.00' to a point;
- (3) S82° 51' 40"E 66.00' to a point;
- (4) N87° 38' 20"E 188.87' to a point; thence, leaving said centerline of Caesars Lane, and along lands now or formerly of Schmidt, lands now or formerly of McGovern, lands now or formerly of Capicotto, S77° 38' 10"E 514.68' to a point; thence, continuing along said lands of Capicotto and along lands now or formerly of Koenig, S75° 01' 40"E 231.00' to a stone monument marked 23; thence, crossing the afore-mentioned Caesars Lane, S49° 48' 40"E 224.77' to a point; thence, along the southerly line of land to be dedicated to the Town of New Windsor for aforesaid Caesars Lane right of way, the following ten (10) courses:

- (1) N64° 11' 51"W 244.75' to a point;
- (2) N73° 10' 07"W 87.17' to a point;
- (3) N81° 26' 57"W 222.75' to a point;
- (4) N73° 45' 40"W 225.01' to a point;
- (5) N67° 09' 10"W 129.97' to a point;
- (6) N74° 13' 03"W 42.29' to a point;
- (7) S87° 38' 20"W 186.96' to a point;
- (8) N82° 51' 40"W 72.53' to a point;
- (9) N62° 41' 40"W 84.24' to a point;
- (10) N63° 39' 20"W 51.61' to a point in the line of lands now or formerly of Keesler; thence, along the line of lands of said Keesler, N64° 49' 50"E 31.94' to the point or place of beginning.

Containing 1.24⁺ acres of land more or less.

The above described parcel includes that portion of the right of way limits of Caesars Lane (33 feet in width) lying within lands of the Grantor.

PARCEL VI

Also all that certain piece or parcel of land described as follows:

BEGINNING at a point on the westerly line of lands of the Town of New Windsor; and running thence, along the southwesterly line of land to be dedicated to the Town of New Windsor for the Caesars Lane right of way, the following five (5) courses:

- (1) N12° 45' 20"W 33.50' to a point;
- (2) N12° 13' 40"W 38.56' to a point;
- (3) N27° 20' 40"W 63.24' to a point;
- (4) N42° 59' 40"W 144.71' to a point;
- (5) N68° 57' 24"W 150.55' to a point; thence, crossing aforesaid Caesars Lane, S81° 18' 40"E 200.64' to a point; thence, S40° 40' 20"W 33.70' to a point in the centerline of the said Caesars Lane; thence, along the centerline of said Caesars Lane, the following four (4) courses:

- (1) S42° 59' 40"E 122.36' to a point;
- (2) S27° 20' 40"E 70.00' to a point;
- (3) S12° 13' 40"E 41.76' to a point;
- (4) S12° 45' 20"E 3.07' to a point; thence, leaving said Caesars Lane and along the lands of aforesaid Town of New Windsor, S26° 45' 30"W 39.29' to the point or place of beginning.

Containing 0.23+ acres of land more or less.

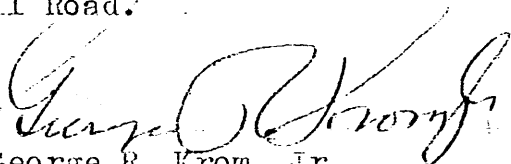
The above described parcel includes that portion of the right of way limits of Caesars Lane (33 feet in width) lying within lands of the Grantor.

KrF (8)
agenda

NOTICE OF PUBLIC HEARING

This is to advise you that Pursuant to Section 276 Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, that a Public Hearing will be held by the Planning Board of the Town of New Windsor at the Town Hall, 555 Union Avenue, New Windsor, New York on Wednesday May 11, 1977 at 8:00 p.m. in the evening.

The purpose of the meeting is to approve or disapprove the preliminary layout for a purposed subdivision submitted to the Planning Board entitled " Butter Hill " consisting of 340 individual residential building lots of approximately one-third plus or minus acre in size and located east of Route 94 in the Town of New Windsor between Ceaser's Lane and Forge Hill Road.


George R. Krom, Jr.
Owner

RE: PRELIMINARY APPROVAL OF BUTTER HILL SUBDIVISION CLUSTER CONCEPT.

9/7/77
7/15 meeting

old
Business
②

Motion by Councilman Libey ~~presented the following Resolution which was~~

seconded by Councilman Marshall .
That the Town Board of the Town of New Windsor adopt the following
resolution concerning Butter Hill Subdivision in the Town of New Windsor:

WHEREAS, the Planning Board of the Town of New Windsor granted
preliminary approval on May 11, 1977 to the Butter Hill Subdivision, and

WHEREAS, the applicant has requested that his lands be developed
using the cluster concept pursuant to Town Law Section 281, and

WHEREAS, the Town Board of the Town of New Windsor has re-
tained jurisdiction over the granting of approval for cluster concept,

NOW THEREFORE, be it resolved that the Town Board does hereby
grant approval to the use of the cluster concept pursuant to Town Law
Section 281 for the Butter Hill Subdivision in accordance with the preliminary
approval granted to the Subdivision on May 11, 1977 by the New Windsor
Planning Board.

ROLL CALL:

MOTION CARRIED:

*Butter Hill
Back up*

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR



1763

555 Union Avenue
New Windsor, New York 12550
914-565-8550

August 4, 1977

James R. Loeb, Esq.
Rider, Weiner & Loeb P. C.
P. O. Box 1268
New Windsor, N. Y. 12550

RE: BUTTER HILL SUBDIVISION
Your File #14,139

Dear Jim:

Kindly be advised that the above subdivision was on the August 3, 1977 Town Board agenda for approval of the cluster concept. However the Town Board members refused to act on this until someone from Butter Hill Subdivision, or the engineering firm, were present to answer questions.

We are placing this matter on the upcoming agenda of September 7, 1977 and we understand that Mr. Grevas from Kartiganer Associates P. C. will be present for discussion with the Town Board.

Please advise.

Very truly yours,

Philip A. Crotty, Jr.

PHILIP A. CROTTY, JR.
Attorney for the Town of New Windsor

PAC:pr

cc: Town Supervisor's Office

JUL 22 1977

RIDER, WEINER & LOEB, P. C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON
STEPHEN L. REINEKE

POST OFFICE BOX 1268
427 LITTLE BRITAIN ROAD
NEWBURGH, NEW YORK 12550
(914) 562-8700

July 21, 1977

Philip A. Crotty, Jr., Esq.
Office of the Town Attorney
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Re: Our file #14,139
Butter Hill Subdivision

Dear Phil:

I am writing to you in connection with the Butter Hill Subdivision. In accordance with your request, I am enclosing herein a draft of a proposed resolution to be presented to the Town Board authorizing approval of the cluster concept pursuant to Section 281 of the Town Law.

I will be out of the office on vacation for a couple of weeks and if you have to discuss this with anyone will you please contact Elliott. If the resolution is acceptable to you, will you kindly present the same to the Town Board and advise me of any action the Board may take.

Thank you in advance for your courtesies.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By: 

JRL/lv
enc.

*Proposed by
Butter Hill*

SUPERVISOR'S OFFICE
RECEIVED

JUL 15 1976

TOWN OF NEW WINDSOR

July 13, 1976

Mr. William Larkin, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Mr. Larkin:

This letter will serve as a license agreement under which the Town of New Windsor is permitted to enter upon our lands generally known as the proposed Butter Hill development site and explore the same for a supply of water. It is understood that said exploration may consist of excavating and/or drilling.

All work will be performed at the Town's cost, expense and risk. The Town will save the owners harmless against any claim by anyone for personal injury or property damage arising out of, or in any way connected with this operation.

The premises shall be returned to their original state upon completion of the exploration and this license agreement shall terminate ~~thirty (30)~~ **ONE HUNDRED TWENTY (120)** days from the date hereof. *pp*

Very truly yours,

George Krom, Jr.
George Krom, Jr.

Donald T. Krom
Donald T. Krom

AGREED TO:

Town of New Windsor

By *William Larkin*
William Larkin, Supervisor

William Lahey
Councilman William Lahey

Alvie Rainey
Councilman Alvie Rainey

George Manuche
Councilman George Manuche

Anthony Marshall
Councilman Anthony Marshall

24 TH. T.C. 7/28/76

SUPERVISOR'S OFFICE
RECEIVED

SEP 22 1977

TOWN OF NEW WINDSOR

September 20, 1977

Re: Butter Hill Subdivision
T. New Windsor

Mr. Petrucci
White Plains Regional Office
NYS Dept of Environmental Conservation
202 Mamaroneck Avenue
White Plains, NY 10603

Dear Sir:

Enclosed are all of the documents submitted in relation to a request for approval of a sanitary sewage collection system and subdivision in the Town of New Windsor. In accordance with our agreement these are being referred to you for review without comment by our office.

By copies of separate letters, you have been advised relative to our handling of the water main application and the statutory check for the review fee.

If we can be of any help in this review, please advise.

Very truly yours,

M. J. Schleiher, P. E.
Assistant Commissioner for
Environmental Health

MJS:vvk
cc: Kartiganer Associates
T. New Windsor
Hoodna Dev Co
Dr. Johnson
file

Enclosure

September 19, 1977

RE: Butter Hill Subdivision Water Ext.
Town of New Windsor

Kartiganer Associates, P.C.
555 Route 94-New Windsor
Newburgh, New York 12550

Gentlemen:

We are in receipt of plans and a report for a water extension to serve the above development. Since this is a proposed extension of municipal lines within a water district, the application must be on behalf of the district and signed by a designated representative of the Town.

We note that all of the papers and plans have been signed and sealed by a surveyor member of your firm rather than a professional engineer. We have checked with the water section in Albany and they feel that this project does not fall within the definition of "minor" engineering work engendered in 7208n of the Education Law. The entire submittal is being returned so that needed changes can be made and an application submitted by the town.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner
for Environmental Health

Encs.
MJS:kvg
cc: 'File
Dr. Johnson
Mr. Faustel, Albany Health
WPRO:Health
Moodna Development Co.
WPRO:DEC
✓Supervisor Larkin, T. New Windsor

SUPERVISOR'S OFFICE
RECEIVED

SEP 21 1977

TOWN OF NEW WINDSOR

10/22/77
cyTB
cyTE
CB

NEW YORK STATE DEPARTMENT OF HEALTH

APPLICATION for Approval of Plans and/or for Permit to Construct A Waste Disposal System

1. Name of Applicant: Town of New Windsor	2. Location of Works (C,V,T): Town of New Windsor	3. County Orange	4. Entity or Area Served Butter Hill Subdivision															
5. Type of Ownership: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Municipal</td> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Private-Other</td> <td><input type="checkbox"/> Authority</td> <td><input type="checkbox"/> Interstate</td> </tr> <tr> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Sewage Works Corp.</td> <td><input type="checkbox"/> Private-Institutional</td> <td><input type="checkbox"/> Federal</td> <td><input type="checkbox"/> International</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Private-Home</td> <td><input type="checkbox"/> Board of Education</td> <td><input type="checkbox"/> State</td> <td><input type="checkbox"/> Indian Reservation</td> </tr> </table>				<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private-Other	<input type="checkbox"/> Authority	<input type="checkbox"/> Interstate	<input type="checkbox"/> Industrial	<input type="checkbox"/> Sewage Works Corp.	<input type="checkbox"/> Private-Institutional	<input type="checkbox"/> Federal	<input type="checkbox"/> International		<input type="checkbox"/> Private-Home	<input type="checkbox"/> Board of Education	<input type="checkbox"/> State	<input type="checkbox"/> Indian Reservation
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	<input type="checkbox"/> Private-Home	<input type="checkbox"/> Board of Education	<input type="checkbox"/> State	<input type="checkbox"/> Indian Reservation														
6. Type & Nature of Construction: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"> Collection System <input checked="" type="checkbox"/> New <input type="checkbox"/> Additions or Alterations </td> <td style="width: 50%;"> Treatment and/or Disposal <input type="checkbox"/> New <input type="checkbox"/> Additions or Alterations </td> </tr> </table>				Collection System <input checked="" type="checkbox"/> New <input type="checkbox"/> Additions or Alterations	Treatment and/or Disposal <input type="checkbox"/> New <input type="checkbox"/> Additions or Alterations													
Collection System <input checked="" type="checkbox"/> New <input type="checkbox"/> Additions or Alterations	Treatment and/or Disposal <input type="checkbox"/> New <input type="checkbox"/> Additions or Alterations																	
7. Estimated Cost of Construction: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Collection System \$400,000</td> <td style="width: 50%;">Treatment and/or Disposal N/A</td> </tr> </table>				Collection System \$400,000	Treatment and/or Disposal N/A													
Collection System \$400,000	Treatment and/or Disposal N/A																	
8. Type of Waste: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Sewage</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Specify</td> <td style="border-bottom: 1px solid black;">Specify</td> <td style="border-bottom: 1px solid black;">Specify</td> </tr> </table>				<input checked="" type="checkbox"/> Sewage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other	Specify	Specify	Specify									
<input checked="" type="checkbox"/> Sewage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other																
Specify	Specify	Specify																
9. Name of Receiving Treatment Works: Town of New Windsor Sewage Treatment Plant	10. Point of Discharge: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"> Surface Water: Name of Watercourse Moodna Creek </td> <td style="width: 50%;"> Location (C,V,T) Town of New Windsor Class C </td> </tr> <tr> <td colspan="2"> Ground Water: Name of Watercourse to which ground water is tributary _____ Class _____ </td> </tr> </table>			Surface Water: Name of Watercourse Moodna Creek	Location (C,V,T) Town of New Windsor Class C	Ground Water: Name of Watercourse to which ground water is tributary _____ Class _____												
Surface Water: Name of Watercourse Moodna Creek	Location (C,V,T) Town of New Windsor Class C																	
Ground Water: Name of Watercourse to which ground water is tributary _____ Class _____																		
11. Is State or Federal Aid Applied For? <input type="checkbox"/> Yes - Give Project <input checked="" type="checkbox"/> No Number _____																		
12. Name of Design Engineer: Elias D. Grevas, L.S. N.Y. State License No. 45879 For Kartiganer Associates, P.C. Address: 555 Route 94 - New Windsor, Newburgh, N.Y. 12550 Telephone No. 914-562-4391																		
13. Water Consumption (GPD): Present None Future 170,000 GPD Design Year Ultimate																		
14. Population Served: Present None Future 1,700 Design Year Ultimate																		
15. Average Daily Flow for New or Existing Treatment Works (GPD): Present 1.5 Future 5.0 Design Year 2000																		
16. Source of water supply (if private well; give location; type; depth and character of soil) Town of New Windsor (Water District 5)		17. Design Equivalent Population (BOD Basis): 50,000 (STP)																
18. Give number, character and distance of any buildings which may be affected by the proposed treatment works None		19. Describe Proposed or Existing Storm Water Disposal: Separate System																
Additional information must be submitted for private and institutional systems.																		
20. Indicate on U.S.G.S. Topographic Map exact location of sewage treatment works and adjacent buildings. Show location of all wells or other sources of water supply within 200' of the proposed works. Give description of these sources and character of soil. <div style="text-align: center; font-size: 1.2em;">N/A</div>																		
21. State depth below existing ground surface at which ground water is encountered <div style="text-align: center; font-size: 1.2em;">N/A</div>		22. Describe soil at site of proposed works. Give design basis and observed soil percolation rate data (use additional sheet, if necessary) <div style="text-align: center; font-size: 1.2em;">N/A</div>																

ORANGE COUNTY DEPARTMENT OF HEALTH

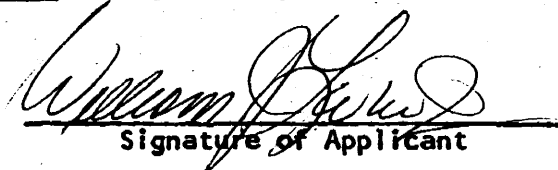
APPLICATION
FOR APPROVAL OF PLANS
FOR PUBLIC WATER SUPPLY IMPROVEMENT

(NOTE: Answer all items on reverse side)

The undersigned acting as the authorized representative of the applicant has examined or caused to be examined the report, plans and specifications submitted as part of this application and finds that the project as so described, meets all of the requirements of the Town of New Windsor, Orange County, New York.

(Municipality)

10/25/77
Date


Signature of Applicant

NOTE: All applications must be accompanied by plans, specifications and an engineer's report describing the project in detail. The project must first be discussed with the appropriate City, County, District or Regional Public Health Engineer. Signature by a designated representative must be accompanied by a letter of authorization.

APPLICATION
FOR APPROVAL OF PLANS
FOR PUBLIC WATER SUPPLY IMPROVEMENT

1. Applicant: Town of New Windsor	2. Location of Works (C, V, T): Town of New Windsor	3. County: Orange	4. Water District (Specific Area Served) Water District No. 5												
5. Type of Ownership: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Municipal</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> 68 Private - Other</div> <div style="width: 50%;"><input type="checkbox"/> 1 Authority</div> <div style="width: 50%;"><input type="checkbox"/> 30 Interstate</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> 9 Water Works Corp.</div> <div style="width: 50%;"><input type="checkbox"/> Private - Institutional</div> <div style="width: 50%;"><input type="checkbox"/> 19 Federal</div> <div style="width: 50%;"><input type="checkbox"/> 40 International</div> <div style="width: 50%;"><input type="checkbox"/> 26 Board of Education</div> <div style="width: 50%;"><input type="checkbox"/> 20 State</div> <div style="width: 50%;"><input type="checkbox"/> 18 Indian Reservation</div> </div>															
6. Is project related to a concurrent Water Resources Commission application? <div style="text-align: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> If yes, give number _____		7. Drainage Basin: <div style="text-align: center; font-size: 1.2em;">Moodna Creek</div>													
8. Nature of Project: <input checked="" type="checkbox"/> New Works <input type="checkbox"/> Modifications	9. Is Federal Aid Applied For? <input type="checkbox"/> Yes Agency _____ <input checked="" type="checkbox"/> No		10. Is project related to a Comprehensive Water Study? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
11. Type of Project: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Source</div> <div style="width: 50%;"><input type="checkbox"/> Pumping Unit</div> <div style="width: 50%;"><input type="checkbox"/> Fluoridation</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Distribution</div> <div style="width: 50%;"><input type="checkbox"/> Transmission</div> <div style="width: 50%;"><input type="checkbox"/> Chlorination</div> <div style="width: 50%;"><input type="checkbox"/> Other Treatment</div> <div style="width: 50%;"><input type="checkbox"/> Storage</div> <div style="width: 50%;"><input type="checkbox"/> Other</div> </div>															
REMARKS:															
12. Estimated Cost of Project: <div style="display: flex; justify-content: space-between;"> Source \$ <u>N/A</u> Treatment \$ <u>N/A</u> Distribution \$ <u>485,000</u> </div>															
13. Population: Total population of service area: <u>1,700 Ultimate</u> % Population actually served: <u>100%</u> % Population served affected by project: <u>100%</u>															
14. Latest Total Consumption Data (in MGD): <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Avg. Day</td> <td style="width: 10%;">0.16</td> <td style="width: 20%;">Year</td> <td style="width: 50%;">1976</td> </tr> <tr> <td>Max. Day</td> <td>0.24</td> <td>Year</td> <td>1976</td> </tr> <tr> <td>Peak Hr.</td> <td>0.48</td> <td>Year</td> <td>1976</td> </tr> </table>		Avg. Day	0.16	Year	1976	Max. Day	0.24	Year	1976	Peak Hr.	0.48	Year	1976	15. Approved Plans are to be returned to: <div style="text-align: right;"> <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Applicant </div>	
Avg. Day	0.16	Year	1976												
Max. Day	0.24	Year	1976												
Peak Hr.	0.48	Year	1976												
16. Name of Design Engineer: <u>Elias D. Grevas, L.S.</u> N. Y. State License No. <u>45879</u> For: <u>Kartiganer Associates, P.C.</u> Address: <u>555 Route 94, Newburgh, N.Y. 12550</u> Telephone No. <u>914-562-4391</u>															
17. Name and Title of Applicant or Designated Representative <u>William J. Larkin, Supervisor, Town of New Windsor</u> Mailing Address <u>555 Union Avenue, New Windsor, New York 12550</u>															

(over)

NOTE: All applications must be accompanied by plans, specifications and completed Form San. 65 (appropriate portions). The submission must conform to a previously approved engineering report describing the system in detail. The plans must be stamped with the designing engineer's seal and must be of sufficient clarity and legibility to permit satisfactory microfilming. Only white prints will be accepted because of the difficulty of microfilming blue prints. There must be a blank area, at least 4" x 7", in the lower right corner of each sheet so that the approval stamp may be placed on the face of the plans.

Any deviation from the Department's Bulletin No. 1, Parts I, II, and III must be explained in detail.

Approved plans are to be returned to:

☐ Applicant

☒ Engineer

If the application is signed by a person other than the applicant shown in Item 1, the application must be accompanied by a letter of authorization. Failure to comply with this provision may be grounds for the rejection of any submission.

Signatures and Official Titles:

William J. Larkin
Supervisor

Mailing Address: 555 Union Avenue

New Windsor, New York 12550

Date of Application: 10/25/77

IMPORTANT:

~~REMARKS~~
XXXXXXXXXXXX

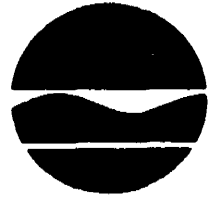
The abovesigned acting as the authorized representative of the applicant has examined or caused to be examined the report, plans and specifications submitted as part of this application and finds that the project as so described, meets all of the requirements of the Town of
New Windsor, Orange County, New York.
(Municipality)

REMARKS:

cc: Town of New Windsor

New York State Department of Environmental Conservation

202 Mamaroneck Avenue, White Plains, New York 10601



Peter A. A. Berle,
Commissioner

March 3, 1978

Mr. Elias D. Grevas
Vice President
Kartiganer Associates
Consulting Engineers
555 Route 94
Newburgh, New York 12550

Re: Butter Hill Subdivision
Town of New Windsor

Dear Mr. Grevas:

This is to offer comments on our detailed review of the Sanitary Sewer Plans, Realty Engineering Report, Specifications and Realty Subdivision Plan for the Butter Hill Subdivision. As we noted, the water supply plans are being concurrently reviewed by the Orange County Health Department.

I have organized my major comments by general summary, engineering report, plan review and specification review:

General Summary

1. As indicated in the engineering report all critical sections for minimum and maximum velocities have been evaluated by the consultant and only the one line from MH21 to MH29 was less than 2 fps. We understand the limitations of dropping the invert elevation at MH21, however, further consideration should be given to elevating the final grade and invert elevation at MH29 to provide minimum scouring velocities in this line.
2. There is a question on the adequacy of the drop manhole design at the bottom of the existing drop manholes, as well as for the non-conventional outside drop manhole. Additional evaluation of the effect of drops of as great as 18 feet (MH #1) is needed. In addition all drop manholes should be indicated on Sheet 1 of 6.
3. There are several locations where the existing grade is more than a foot lower than the invert of the proposed 8" sewer line. Therefore, special notes should be added to the profiles and sheet 6 with reference to the appropriate portion of the modified specifications as to the proper method of fill and compaction.

Mr. Elias D. Grevas

Page - 2 -

March 3, 1978

4. There are several instances where the existing manholes on the 24" sewer line are raised or lowered to meet existing grade. Details on sheet 6 indicate use of grading rings on block courses. We have a question as to whether the relatively high lifts will make access to the manholes difficult. Also, how will existing manholes be lowered?

5. Reference is made to Mr. Hennings letter of December 12, 1978 in requesting that additional data be submitted to establish that the stability of the filled areas at house connections will be adequate to prevent settlement of these lines.

6. We concur that the New Windsor Sewage Treatment Plant has adequate hydraulic capacity for the projected ultimate average flow rate of 170,000 gpd. It is also recognized, however, that existing performance of this facility is not meeting its requirements under State law and Permit limitations. Although there is no ban currently on sewer extensions into this plant, approval of such plans is made with the understanding that the Town takes appropriate steps to provide adequate treatment by the time this area is serviced.

7. The engineering report states that Sewer District No. 22 may be changed or eliminated and that if such were the case, the developer would form his own sewer district. This matter requires further explanation. The approval of the realty subdivision and sewer plans presupposes an established District or Sewage Works Corporation. A condition may have to be included requiring the formation of such a corporation prior to any anticipated dissolution of the district.

8. It has been brought to our attention that the existing 24 inch sewer line was constructed with Federal and State funds and that the final inspection and audits have not been completed. We have discussed the proposed modifications to the existing lines and modifications with the appropriate department staff and have been directed to request that such modifications be submitted to them as part of the resubmittal of the sewer plans.

Engineering Report

Section B - Collection System states that all velocities are greater than 2 fps at average flow conditions. The revised Section B includes calculation of the line from MH22 - MH21 as providing 0.95 fps at peak flows. The evaluation of velocity of average flows needs to be provided for all critical lines.

As noted above under Item 6, there needs to be further clarification as to the status of the existing Sewer District 22 and the formation of a Sewage Works Corporation.

Plan Review

Sheet 1 -

1. All locations of drop manholes should be noted on this sheet.

Mr. Elisas D. Grevas
Page - 3 -
March 3, 1978

Sheet 2 -

1. Some question on existing sewer line location and manholes between 5+00 and 8+50. Existing manholes are not shown to existing grade.

2. Sewer line between MH55 and MH56 indicates fill is required. A specific reference to appropriate section in specifications is needed.

3. The same is true for MH58 to MH55 on Road "C."

Sheet 3 -

1. As noted above, there is a question on the adequacy of the drop manhole arrangement especially in the case at MH1 with a drop of approximately 18 feet. Is pad designed for velocities and scour due to this fall?

2. At this same manhole there is a question on the manner in which the existing manhole cover will be lowered nearly 5 feet. Some comment, as noted previously, as to specifications for fill between MH14 and MH15 and MH19 and 48.

Sheet 4 -

1. MH30 is to be constructed around existing 24 inch sewer line. The procedures for this construction and assurance of continuous service should be included in the specifications.

2. Same comments above for Drop Manhole #44 regarding adequacy of pad.

Sheet 5 -

1. Same comment for MH17 with regards to 15 foot drop.

2. Same comment as above for MH39 to MH38 regarding compaction of fill.

Sheet 6 -

1. The reference to the owner approving the stability of the trench bottom should be deleted.

2. As noted previously, additional justification for the drop manholes of from 9 to 18 feet is required.

3. Reference is made to the 4'0 Dia. manhole detail in commenting on the problem of access to the manhole where the lifts are more than two or three rings.

4. In addition, details or notes are needed to describe the manner in which existing manholes will be lowered several feet.

Mr. Elisias D. Grevas
Page - 4 -
March 3, 1978

Specifications

1. On page 73 reference is made to pouring monolithic concrete drop manholes. Reference should be added for additional concrete encasements required as discussed above.
2. On page 74 reference is made to tapering channels where sewers are of different size. Ten State Standards recommend that such drops be designed to equalize hydraulic gradient.
3. On page 77 the cutting of existing manholes and sewer lines is discussed. A statement on the provision for continuous service of this line should be included.
4. On page 80 the crushed rock is described as two thirds of #2 and one third of #3. Please conform by copy of ASTM description of dimensions and gradation of material.

Please contact us if there are any questions on these comments or requirements.

Very truly yours,

David Petroccelli
Associate Sanitary Engineer
Region 3

cc: Town of New Windsor
Moodna Basin - Engineer
Orange County H.D.
Construction Grants

DP:ff

T/B meeting
5/17/78

San. (10)

RE: ESTABLISHMENT OF PERFORMANCE BOND REQUIREMENT - BUTTER HILL SUBDIVISION

MOTION BY COUNCILMAN Lakey

SECONDED BY COUNCILMAN Green

That the Town Board of the Town of New Windsor establish the performance bond requirement for the Butter Hill Subdivision, Section 1, in the amount of \$300,000 in accordance with the recommendation of the Town Engineer, the approval of the Town Planning Board as set forth in its resolution of May 10, 1978, and the Attorney for the Town, said performance bond being required under the Subdivision Regulations of the Town of New Windsor.

ROLL CALL: *all ays*

MOTION CARRIED: 5-0.

May 9, 1978

To: Ernest Spignardo, Chairman
Planning Board

Subject: Butter Hill Section I Bond

Approved by
TPB
5/10/78

MAY 10 1978

file
Butter
Hill
sub-
division

Transmitted for your information and use is estimate details of performance
bond for Section I of Butter Hill subdivision.

According to the estimate the bond total is \$300,000.00 and therefore
the developer should present a bond for \$300,000.00 and forward to the Town
Board of the Town of New Windsor for acceptance after review by the Planning
Board, and the Attorney for the Planning Board.

Bond details are as follows:

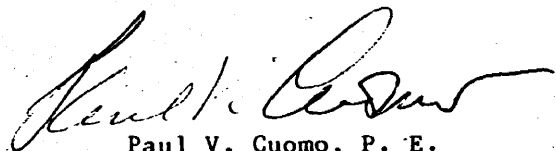
BUTTER HILL SUBDIVISION
Town of New Windsor
BONDING ESTIMATE

SECTION I

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
A. Drainage Items					
1.	18" Corr. Metal Pipe, in place	L.F.	40	\$ 14.00	\$ 560.00
2.	24" Corr. Metal Pipe, in place	L.F.	595	18.00	10,710.00
3.	36" Corr. Metal Pipe, in place	L.F.	190	30.00	5,700.00
4.	Catch Basins	Ea.	7	800.00	5,600.00
5.	Headwalls	Ea.	1	500.00	500.00
B. Water Distribution Items					
1.	8" dia. A.C. Pipe	L.F.	1,680	13.00	21,840.00
2.	8" Gate Valves	Ea.	4	600.00	2,400.00
3.	Hydrant & Valve Assemblies	Ea.	3	1,250.00	3,750.00
4.	Tapping Sleeve & Valve	Ea.	1	1,500.00	1,500.00
5.	House Services, Complete (Dry Tap)	Ea.	34	375.00	12,750.00
C. Sanitary Sewage Collection Items					
1.	8" dia. A.C. Pipe	L.F.	1,515	13.00	19,695.00
2.	Manholes (Av'g)	Ea.	7	700.00	4,900.00
3.	House Services, Complete (to property line)	Ea.	34	200.00	6,800.00
4.	Connections to Existing Sewer Manhole	Ea.	1	600.00	600.00

Butter Hill Section I Bond
Sheet 2

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
D. Roadway Items					
1.	Excavation, including clearing; Sections 1 & 2	C.Y.	116,100	\$ 0.60	\$ 69,660.00
2.	Embankments (Fill)	C.Y.	53,900	0.90	48,510.00
3.	R.O.B. Subbase (15" Depth)	L.F.	1,850	5.00	9,250.00
4.	Surfacing	L.F.	1,850	14.00	25,900.00
5.	Curbing (P.C. Concrete)	L.F.	3,500	4.50	15,750.00
E. Landscape Items					
1.	Street Trees, 3" Caliper	Ea.	9	175.00	1,575.00
2.	Topsoil & Seed within Roadway R.O.W.	S.Y.	5,030	5.00	25,150.00
F. Miscellaneous Items					
1.	Street Signs	Ea.	2	75.00	150.00
2.	Lamp Post & Luminaires (Street Lighting)	Ea.	5	1100.00	5,500.00
TOTAL, ESTIMATED COST:					\$298,750.00
SAY:					\$300,000.00


Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: Philip A. Crotty, Attorney for the Town and Planning Board

Approved
PAC
5/11/78



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

received P.B.
5/18 84.

CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of a meeting of the Town Board of the Town of New Windsor in the County of Orange, State of New York, held on the 17th day of May, 1978 and the same is a true and correct transcript therefrom and of the whole thereof, so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the cooperate seal of said Town, this 18th day of May, 1978.

Town Seal

PAULINE G. TOWNSEND
Town Clerk
Town of New Windsor

Motion by Councilman Lahey, seconded by Councilman Green that the Town Board of the Town of New Windsor establish the performance bond requirement for the Butter Hill Subdivision, Section 1, in the amount of \$300,000 in accordance with the recommendation of the Town Engineer, the approval of the Town Planning Board as set forth in its resolution of May 10, 1978, and the Attorney for the Town, said performance bond being required under the Subdivision Regulations of the Town of New Windsor.
Roll call, all ayes. Motion carried 5-0.

certified copy
sent to H. Kelson

7/5 meeting
7/5/78

T. Bagenda -
7/5/78.

Sever

(5)

RE: REDUCTION OF BUTTER HILL PUBLIC IMPROVEMENT BOND

MOTION BY COUNCILMAN

Sahay

SECONDED BY COUNCILMAN

Green

That the Town Board of the Town of New Windsor reduce the requirement for a public improvement performance bond on the Butter Hill Subdivision, Section 1, from \$300,000 to \$180,580 in accordance with the recommendation of the Town Engineer dated June 1, 1978 and the approval of the Attorney for the Town dated June 1, 1978, provided that no building permits be issued on Section 1 and Section 2 until excavation and rough grading of the entire sections are satisfactorily completed to the satisfaction of the Town Engineer; and in accordance with the approval of the Town Planning Board dated 6/28/78.

ROLL CALL:

All Ayes

MOTION CARRIED:

5 - 0

(cc: Town Engineer)

JUN 01 1978

June 1, 1978

(1) P.B. approval

(2) On T.B.
agenda - ~~6/1/78~~
7/5/78

To: Mr. Ernie Spignardo, Chairman
Planning Board

Subject: Reduction of Butter Hill Section 1 Bond
with Deletions of Excavation and Clearing Items

A deletion of excavation and grading item from the Butter Hill Section 1 Public Improvements performance bond results in a monetary deduction from \$300,000 to \$180,580.

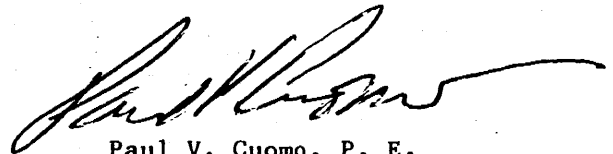
It can be set up that there will be no building permits given out until the excavation and rough grading is complete.

I recommend therefore, that the Planning Board approve the revised amount of the Butter Hill bond.

The bond amount is reduced by taking out under D Roadway items:

(1) Excavation, including clearing Sections 1 and 2	\$69,660.00
(2) Embankments (fill)	\$48,510.00
	<hr/>
	\$118,170.00

\$298,750.00 minus \$118,170.00 = new total \$180,580.00



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: John A. Petro, Supervisor
Town Board Members

✓ Philip A. Crotty, Attorney for the Town

Bond details are as follows:

BUTTER HILL SUBDIVISION
Town of New Windsor
BONDING ESTIMATE

SECTION 1

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
A. Drainage Items					
1.	18" Corr. Metal Pipe, in place	L.F.	40	\$ 14.00	\$ 560.00
2.	24" Corr. Metal Pipe, in place	L.F.	595	18.00	10,710.00
3.	36" Corr. Metal Pipe, in place	L.F.	190	30.00	5,700.00
4.	Catch Basins	Ea.	7	800.00	5,600.00
5.	Headwalls	Ea.	1	500.00	500.00
B. Water Distribution Items					
1.	8" dia. A.C. Pipe	L.F.	1,680	13.00	21,840.00
2.	8" Gate Valves	Ea.	4	600.00	2,400.00
3.	Hydrant & Valve Assemblies	Ea.	3	1,250.00	3,750.00
4.	Tapping Sleeve & Valve	Ea.	1	1,500.00	1,500.00
5.	House Services, Complete (Dry Tap)	Ea.	34	375.00	12,750.00
C. Sanitary Sewage Collection Items					
1.	8" dia. A.C. Pipe	L.F.	1,515	13.00	19,695.00
2.	Manholes (Av'g)	Ea.	7	700.00	4,900.00
3.	House Services, Complete (to property line)	Ea.	34	200.00	6,800.00
4.	Connections to Existing Sewer Manhole	Ea.	1	600.00	600.00
D. Roadway Items					
1.	R. O. B. Subbase (15" Depth)	L.F.	1,850	5.00	9,250.00
2.	Surfacing	L.F.	1,850	14.00	25,900.00
3.	Curbing (P.C. Concrete)	L.F.	3,500	4.50	15,750.00
E. Landscape Items					
1.	Street Trees, 3" Caliper	Ea.	9	175.00	1,575.00
2.	Topsoil & Seed within Roadway R.O.W.	S.Y.	5,030	5.00	25,150.00
F. Miscellaneous Items					
1.	Street Signs	Ea.	2	75.00	150.00
2.	Lamp Post & Luminaires (Street Lighting)	Ea.	5	1,100.00	5,500.00
TOTAL ESTIMATED COST					\$180,580.00

Paul V. Cuomo, P. E.

Date May 12 1976

Application No. 76-13

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Butter Hill
2. Location S 8 Rt 94; N 87 Edge Hill Rd; W 87 Cassin Lane
3. Acreage 178 4. Number of lots 360 5. Zone R4
6. Name & address of subdivider George Krom & Donald Krom, Rt 32 New Windsor NY
7. Name & address of record owner of land George Krom & Donald Krom, Rt 32 New Windsor NY
8. Present and intended uses Mineral extraction at present. Single family residential lots

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant [Signature]

approved preliminary
5/11/76 [Signature]

Adopted 10/5/70

7/6 meeting
5/7/80

12

RE: REDUCTION IN IMPROVEMENT BOND - BUTTER HILL SUBDIV.

MOTION BY COUNCIL Lahay

SECONDED BY COUNCIL Green

That the Town Board of the Town of New Windsor authorize the reduction in an improvement bond for Section 1, Butter Hill Subdivision, from \$180,580. down to \$ ^{80,000} ~~60,000~~. as recommended by the Town Engineer and Town Planning Board at the Planning Board meeting of April 23, 1980.

ROLL CALL:

MOTION CARRIED: 5-0.

To: Mr. Planning Board

From: Paul V. Cuomo, P. E.
Town Engineer

Subject: Section I
Butterhill Subdivision

Date: March 31, 1980

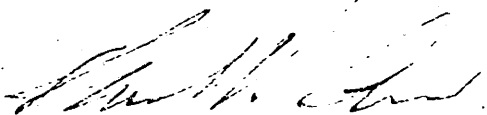
I have reviewed Mr. Lydecker's request, letter dated November 28, 1979, and concur with it.

The water lines, sanitary sewers and storm sewers have been approved. The base course and curbs of roads have been inspected and approved.

An analysis of what is left to do:

Surfacing	\$25,900.
Miscellaneous	5,650. (street sign & lighting)
Top soil and seed within road ROW	<u>25,150.</u>
	\$56,700.

Therefore reducing the bond to \$60,000. would reflect accurately what still has to be done.


Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
cc: Mr. Tad Seaman, Attorney for the Town
attachment

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

JACK A. SCHLOSSER
County Clerk

Tel. (914) 294-5151

THOMAS A. AMOROSI
Deputy County Clerk

Date July 31, 1978

Chairman of Planning Board

Town of NEW WINDSOR

Dear Mr. Spignardo :

In compliance with the Town Planning Law, this is
to notify you that the plan of Subdivision for BUTTER HILL
, Town of NEW WINDSOR,
dated 2/22/78 and approved by you on 7/20/78
 was filed in our office on 7/20/78,
as Map number 4581 in Pocket 15 Foler A.

With kindest regards, I am

Very truly yours,

JACK A. SCHLOSSER
County Clerk

By: Shirley B. Hadden
Chief Clerk jb

Planning Bd

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

RECEIVED
JUL 8 - 1978



June 29, 1978 NEW WINDSOR PLANNING BOARD

1763

James R. Loeb, Esq.
Rider, Drake, Weiner & Loeb P. C.
P. O. Box 991
Newburgh, N. Y. 12550

RE: YOUR FILE #14139
BUTTER HILL SUBDIVISION IN THE TOWN OF NEW WINDSOR

Dear Jim:

I have reviewed the deed from Don and George Krom to the Town of New Windsor which you forwarded me by letter dated May 31, 1978.

The metes and bounds descriptions have been checked out by the Office of the Town Engineer and found satisfactory.

I submit the following comments concerning the deeds:

1. The middle initial of George Krom, Jr. should be inserted in the grantor section of the deed if the deed into Donald T. Krom and George Krom, Jr. contains a middle initial for George Krom, Jr.
2. The address of the Town of New Windsor is "555 Union Avenue". That number should be inserted instead of the present "no number."
3. In the property description, the following should be inserted: Town of New Windsor, County of Orange, State of New York, bounded and described in the annexed "Schedule A", being and intended to be open space lands and dedicated parklands in the Butter Hill Subdivision, which subdivision was granted final approval by the Town Planning Board of the Town of New Windsor on the 26th day of April, 1978 and the map of which subdivision is intended to be filed in the Orange County Clerk's Office, together with a right-of-way onto Caesar's Lane in the Town of New Windsor from said open space lands and recreation lands, and together with a right-of-way onto Butternut Drive which is a private road on the aforementioned Butter Hill Subdivision map, said right-of-way being along a course measuring 422.14 ft. along the southerly portion of Butternut Drive and leading thence onto Forge Hill Road in the Town of New Windsor.

Page 2

James R. Loeb, P. C.

4. At the bottom of the deed under the words "in presence of", please type the following:

Accepted: _____

Town of New Windsor

By: John A. Petro, Supervisor

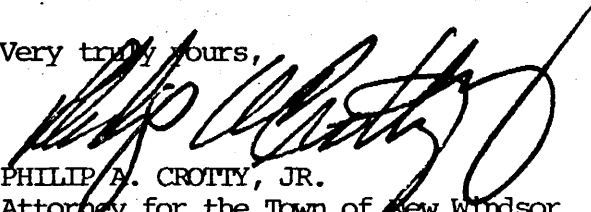
(By Order of the Town Board, Town of New Windsor

Resolution dated the _____ day of _____, 1978).

I shall present this matter to the Town Board of the Town of New Windsor at the first regularly scheduled meeting following receipt of three copies of the above-referenced deed and Schedule A.

Thank you for your cooperation in this matter.

Very truly yours,



PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pr

cc: Chairman - - Town Planning Board ✓

June 1, 1978

RECEIVED
JUN 4 1977

To: Mr. Ernie Spignardo, Chairman
Planning Board

Subject: Reduction of Butter Hill Section 1 Bond
with Deletions of Excavation and Clearing Items

NEW WINDSOR PLANNING BOARD

A deletion of excavation and grading item from the Butter Hill Section 1 Public Improvements performance bond results in a monetary deduction from \$300,000 to \$180,580.

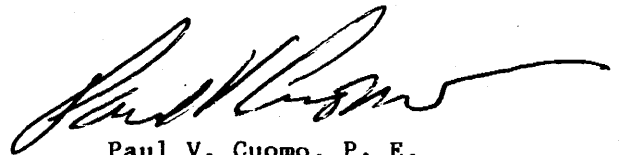
It can be set up that there will be no building permits given out until the excavation and rough grading is complete.

I recommend therefore, that the Planning Board approve the revised amount of the Butter Hill bond.

The bond amount is reduced by taking out under D Roadway items:

(1) Excavation, including clearing Sections 1 and 2	\$69,660.00
(2) Embankments (fill)	\$48,510.00
	<hr/>
	\$118,170.00

\$298,750.00 minus \$118,170.00 = new total \$180,580.00



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: John A. Petro, Supervisor
Town Board Members
Philip A. Crotty, Attorney for the Town

✓ 5/26 130
p.e.j.

MOODNA DEVELOPMENT COMPANY, INC.

33 SWEET BRIAR ROAD
STAMFORD, CONNECTICUT 06905

Mr. Paul V. Cuomo P. E. Town Engineer
Town of New Windsor
555 Union Avenue
New Windsor New York 12550

Subject: Bonding Section 1 Butter Hill Subdivision

Dear Mr. Cuomo

Mr Frank J Valdina Jr. of Kartiganer Associates P. C.
has advised us that the Town Board has approved and
accepted the Public Improvement Bonding Estimate
Revision 2 dated 1 May 1978 for \$300 000. 00 for the
Butter Hill Subdivision Town of New Windsor

It was our understanding that the bonding estimate
was to be revised downward to approximately \$150 000 00
to reflect only pipe work streets and curbs and not
the clearing and grubbing nor the excavation especially
since the excavation includes a lot of work in phase 2 and
some in section 3 so that new home owners are not dis-
turbed by excess dust after moving in

The amount of the bond is very important as only one
surety company still is willing to write subdivision
bonds and they have indicated they normally won't
write them for more than \$200 000. 00

We would like very much to have a meeting with you to
discuss this bonding

Any consideration to these facts will be greatly appreciated.

Very truly yours

Leigh K. Lydecker Jr.
Leigh K. Lydecker Jr. P. E.

RECEIVED

MAY 26 1978

**TOWN ENGINEER'S OFFICE
TOWN OF NEW WINDSOR**



COUNTY OF ORANGE Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-241-7961

RECEIVED
MAY 10 1978
NEW WINDSOR PLANNING BOARD

May 9, 1978

Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

Re: Approval of Plans &
Specifications for:
Town of New Windsor
Water Distribution
System to serve
Butter Hill Subdivision

Gentlemen:

We have this day approved the plans and specifications submitted by Kartiganer Associates, P. C., for the above mentioned project.

Application for this project was duly made by you and received in this office on September 14, 1977.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your Engineer.

Very truly yours,

M. J. Schleifer, P. E.
Assistant Commissioner

cc: Engineer
OC Department of Planning
White Plains Reg Off: DEC
Dr. Johnson
File

MJS/GJS/rjg

Enclosure

NEW YORK STATE DEPARTMENT OF HEALTH

Approval of Plans

APPROVAL OF PLANS FOR PUBLIC WATER SUPPLY IMPROVEMENT

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant: Town of New Windsor	2. Location of Works (C, X, T): Town of New Windsor	3. County: Orange	4. Water District (Specific Area Served) Water District #5
5. Type of Project:			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
REMARKS:			

By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.
- THAT a maximum of 34 single family dwellings may be connected to the Town of New Windsor water supply in accordance with the April 1978 letter from Gilbert M. Faustel, P. E., of the New York State Department of Health.
- THAT no additional service connections shall be made until there is written approval given for these connections by the New York State Department of Health, Division of Sanitary Engineering.

May 9, 1978

Date

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

M. J. Schleifer

Designated Representative

P. E.

M. J. Schleifer, P. E., Assistant Commissioner
Orange County Department of Health
124 Main Street
Goshen, New York 10924
Name and Title (print)

GENERAL

6. Type of Ownership:		
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> 68 Private-Other
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> Private-Institutional
		<input type="checkbox"/> 26 Board of Education
		<input type="checkbox"/> 1 Authority
		<input type="checkbox"/> 19 Federal
		<input type="checkbox"/> 20 State
		<input type="checkbox"/> 30 Interstate
		<input type="checkbox"/> 40 International
		<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost	8. Population Served	9. Drainage Basin
\$485,000.00	1,700	Moodna Creek
10. Federal Aid Involved?	11. WRC Project?	
<input type="checkbox"/> 1 Yes	<input type="checkbox"/> 1 Yes	
<input checked="" type="checkbox"/> 2 No	<input checked="" type="checkbox"/> 2 No	

SOURCE

12.	<input type="checkbox"/> Surface	Name _____	Class _____	13. Est. Source Development Cost
	<input type="checkbox"/> Ground	Name _____	Class _____	
14. Safe yield:	15. Description:			
GPD				

TREATMENT

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 9 Fluoridation	
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 10 Softening	
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 11 Corrosion Control	
<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 12 Other	
17. Name of Treatment Works	18. Max. Treatment Capacity	19. Grade of Plant Operator Req.	20. Est. Cost
	GPD		
Description:			

DISTRIBUTION

22. Type of Project	23. Type of Storage	24. Est. Distribution Cost
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	
<input checked="" type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C12	\$485,000.00
	Elevated _____ Gals.	
	Underground _____ Gals.	
25. Anticipated Distribution	26. Designed for fire flow?	
System Demand: Avg. 160,000 GPD Max. 240,000 GPD	<input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No	
27. Description:		
Installation of 20,000 linear feet of 8 inch asbestos cement water mains, complete with hydrants, valves, service taps and other appurtenances.		

KARTIGANER
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

ASSOCIATES, P.C.

RECEIVED
MAY 3 1977
NEW WINDSOR PLANNING BOARD

25 April 1978

Orange County Department of Health
124 Main Street
Goshen, New York 10924

ATTENTION: GEORGE J. SHAW, JR., P.E.
SENIOR PUBLIC HEALTH ENGINEER

SUBJECT: BUTTER HILL SUBDIVISION - WATER DISTRICT NO. 5,
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

Dear Mr. Shaw:

In reply to your letter of 20 April 1978 and your comments based on technical review, dated 18 April 1978, we are enclosing three (3) copies of the following:

1. Public Improvement Plan, Water Distribution System, Sheet 1 of 6;
2. Road Centerline Profiles, with Water Distribution System, Sheets 2 through 5 of 6;
3. Public Improvement Details, Water Distribution System, Sheet 6 of 6;
4. Technical Specifications.

Please be advised that the water main on Gurnsey Drive between Sta. 36+30+ and Sta. 45+00+ has been moved to the west side of the road in order to avoid conflict with the 18" storm line (comment 2 of your review of 18 April). You will find this change reflected on the Public Improvement Plan, Sheet 1 of 6; and on the Road Centerline Profile, Sheet 4 of 6.

The question of the water supply for Section 1 has been resolved and we believe this satisfies all review comments, therefore, your early review and approval action would be greatly appreciated.

Orange County Department of Health -2-

RECEIVED
APR 25 1978
NEW WINDSOR PLANNING BOARD

Thank you for your assistance and cooperation in this matter.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: Frank J. Valdina, Jr.
Frank J. Valdina, Jr., PE, LS, CEC
Vice President

cc: w/o encl: Moodna Development Co.
Town of New Windsor Planning Board
George Krom

FJV:lmn
Encl. a/s

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

FOR COPY REFERENCE

Mayor _____
Council _____
Technical _____
Other _____
Cross Ref. _____

April 17, 1978



1763

Mr. Gilbert M. Faustel, P. E.
Chief - Water Supply Design and
Construction Section
NYS Department of Health
Office of Public Health
Tower Building - Empire State Plaza
Albany, N.Y. 12237

RE: BUTTER HILL SUBDIVISION IN THE TOWN OF NEW WINDSOR

Dear Mr. Faustel;

This letter follows a telephone conversation between the Attorney for the Town of New Windsor, Philip A. Crotty, Jr., Esq. and yourself on Friday, April 14, 1978.

The purpose of this letter is to point out that the Town of New Windsor has found itself faced with a de facto reallocation of its water supply originally scheduled for certain subdivisions in the Town of New Windsor. There are two specific instances in point. The first is the 402 units single-family subdivision known as Mt. Airy Estates which has obtained final approval. The Mt. Airy Estates project has not gotten off the ground whatsoever and it appears that the developer will not proceed with building until the town's water lines are brought to the front of the project area. The town water line project out toward Mt. Airy Estates is in the planning stages but is one step behind the construction of the water filter plant. It certainly does not appear therefore that the reservation of 402 units worth of water for Mt. Airy Estates is warranted at this time.

The others consideration centers around Continental Manor. This is a condominium development which was originally scheduled for 362 units and has now received a revised site plan approval scaled down to 306 units. The revised plan has recently been approved by the Planning Board and should be on file with the Orange County Clerk's Office. On that project alone there is a net reduction of 56 units. The Continental Manor project has not gotten off the ground either. It appears that there will be some limited building activity on this project in the spring/summer of 1978.

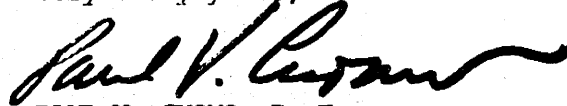
Above all, your office should be aware of the fact that the Town of New Windsor tap of the New York City Aqueduct is far advanced at this time. Two contracts are presently under construction and a third - - the actual tap of the NYC Aqueduct - - is out for bid at this time. The design of the filter plant is moving along and I ask that you confirm this with the

Page 2

project engineer, Wehran Engineering P. C. (contact: Mr. Bill Stein - (914) 342-5881).

In my opinion the Town of New Windsor has an adequate water supply to handle Section 1 of the Butter Hill Subdivision consisting of 34 homes. It is certainly in the best interests of the Town of New Windsor to approve Butter Hill Subdivision, Section 1 consisting of 34 lots, at this time.

Very truly yours,



PAUL V. CUOMO, P. E.
Town Engineer

PVC:pr

cc: Philip A. Crotty, Jr., Esq. - Attorney for the Town
William Stein, P. E. - Wehran Engineering P. C.
Mr. George F. Krom, Jr.

APR 19 1979



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

April 13, 1978

NYS Department of Health
Office of Public Health
Tower Building
Empire State Plaza
Albany, N. Y. 12237

Attn: Gilbert M. Faustel, P. E., Chief, Water Supply
Design and Construction Section

RE: BUTTER HILL SUBDIVISION, TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK

Dear Mr. Faustel:

I have been advised by the project engineer for a significant and important town development project that the NYS Department of Health has decided to withhold the approval of the Butter Hill Subdivision based on the contention of a short fall of the town's water supply for the project. The engineer for the developer is Kartiganer Associates P. C.

I feel the Town of New Windsor has an adequate supply of water for the first section of this project. The first section would consist of only 34 homes and would be built over the next 12 - 18 months. Such a level of construction would place no strain whatsoever on the town's existing water supply. This opinion is agreed to by the Water Superintendent of the Town of New Windsor.

There are several other subdivision and multi-family dwelling plans on the drawing boards in the Town of New Windsor at this time. None of the projects has gotten off the ground however and it does not appear that there will be a major spurt in construction activity in the town this year. The only project presently ongoing in the Town of New Windsor is the Countrysyde subdivision which itself is almost built out.

The town has also commenced construction on its \$3.0 million dollar water system expansion project. This project includes an extensive upgrading of the water transmission lines throughout the town - - including upgraded service to the Butter Hill project area - - as well as a tap of the New York City Aqueduct and a brand new water filter plant. This massive project is actually under construction at the present time, all funding is in place, and the project in its entirety is on line within 12 months.

April 13, 1978

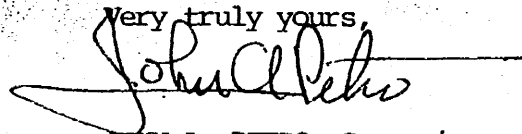
NYS Department of Health

The Town of New Windsor is a rapidly growing and progressive community. We are in dire need of construction jobs both for our working people in the trades and for our local suppliers. We also need additional housing to accommodate the people who would like to live in our town.

The Town Planning Board of the Town of New Windsor unanimously adopted a resolution last night requesting that I write this letter to you on behalf of the Butter Hill development in hopes of securing new approval for Section 1 of the project.

I earnestly request that you give Section 1 of the Butter Hill development your approval and allow the Town of New Windsor to permit the developer to go forward with this project.

Very truly yours,



JOHN A. PETRO, Supervisor

JAP:pr

cc: William Grady, P. E., Orange County Dept. of Health
Mr. Adams, White Plains Regional Office - DEC
Mr. Gerrit Lydecker, Moodna Development Co., Inc.
George F. Krom, Jr. - Developer
Philip A. Crotty, Town Attorney
Paul V. Cuomo, Town Engineer
Ernest Spignardo, Chairman - Town Planning Board ✓
Frank J. Valdina, P. E. - Kartiganer Associates P. C.

Located at Valley Lake

Represented by Mr. Ronald Washburn

Mr. Washburn: We are here tonight just for the signing of the maps and paying the fees.

After seeing the maps had been signed by the Fire Inspector the Board stamped the maps approved. FEE- \$100.00 Site Plan and \$50.00 Engineering fee. PAID

#6 on the Agenda -

Affron Fuel Oil Company
Represented by Mr. Jerry Affron

Apr 26 1978

Mr. Affron stated that the Fire Department and the Enviromental Agency required this dike.
Mr. Ruscitti built the dike.

Chairman Spignardo asked Mr. Affron to show where on the plan it was.

Mr. Affron: If the lady had come to me first, I would have taken care of this. Actually she has hawn and a tree which some is really our property so I redesigned this. She is complaining about something that is really my property anyway.

Mr. Jones: Was the water running when you were there Paul?

Mr. Cuomo: No, it only runs when there is a storm.

Chairman Spignardo: I suggest our Engineer check the plan and go down there again.

Mr. Affron: There is a 2 million gallon tank.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board have Mr. Cuomo check the site plan of Affron Fuel again and go also to the site. Roll Call - Van Leeuwen-yes, Jones- yes, Loscalzo - yes, Cimorelli-yes, Infante- yes, Spignardo- yes, Motion carried.

#7 on the Agenda -

Butter Hill Subdivision
Located - Route 94.
Represented by Mr. L. Grevas

Mr. Grevas: My purpose in coming tonight is to see if we can save weeks by asking for approval.
The Orange County Health Department man to sign it is on vacation.

Mr. Loscalzo: Did you come up with a planting plan yet?

Mr. Grevas: We thought we were to do that during the construction.

Mr. Loscalzo: Then you should have a plan for section #1 done.

Mr Grevas There are thirty four (34) lots in section one.

Mr. Loscalzo: What about your storm water?

Mr. Grevas: Let me put up the plans on the board for you to see.
Grading for section 2 will be when section 2 is set up.

Discussion.

Mr. Infante: How many are in section two (2)?

Mr. Grevas: Twenty some. There are ten (10) steps in all.

Chairman Spignardo: What is your pleasure on me stamping this when they get metes and bounds?

Motion by Mr. Jones seconded by Mr. Infante that the Planning Board of the Town of New Windsor authorize Chairman Spignardo to sign the final approval of Section 1 (34 lots) of Butter Hill Subdivision subject to receipt and approval by the Attorney for the Town of Deeds of Dedication for Parklands and Clustered Open spaces and further subject to a Public Improvement Bond estimate from the Town Engineer, said Performance Bond to be received by the Town of New Windsor before issuance of any Building Permit; and further that the Town Planning Board conditionally approve 340 lot subdivision known as Butter Hill subject to water availability ascertained by the Orange County Department of Health and subject to the conditions set forth here and above with respect to Parkland Deeds and Performance Bonds.

Roll Call: Jones-yes, Infante-yes, Cimorelli-obstain, Van Leeuwen-yes, Loscalzo-no, Spignardo-yes. Motion carried 4ayes, 1 nay, 1 obstain.

Mr. Loscalzo: I was shocked to know that we are two (2) years away from the water aquaduct.

Mr. Cuomo: It is a major engineering project.
The money is there.

Mr. Cuomo went into detail explaining.

Atty. Crotty: Originally this was to be funded just by the Town.

We have \$800,000 from Federal funds. It is like revenue sharing.

Mr. Cuomo: The construction of the tap should start in 2 or 3 weeks.
We are going to be accepting bids.

Mr. Jones: Where will the plant be?

Mr. Cuomo: Riley Road.

GENE C. WEHMAN, M.D.
Director of Public Health

DIVISION OF MILITARY AFFAIRS
SAMUEL SYROTYNSKI, P.E.
Associate Director

April 21, 1978

RECEIVED
APR 26 1978

NEW WINDSOR PLANNING BOARD

Mr. Paul V. Cuomo, P.E.
Town Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York

Re: Butter Hill Subdivision
(T) New Windsor, Orange County

Dear Mr. Cuomo:

Based on the 3rd paragraph of your letter to me dated April 17, 1978, the net reduction of 56 units in Continental Manor can be reallocated for the first 34 units in the Butter Hill Subdivision, as requested in Supervisor Petro's letter of April 13, 1978 (see attached letters).

Copies of this letter to the Orange County Health Department and the New Paltz Office of the Department of Environmental Conservation, authorize processing of the first 34 units only, of Butter Hill Subdivision.

Very truly yours,

Gilbert M. Faustel, P.E.
Chief, Water Supply Design &
Construction Section

GME/ml

cc: Mr. John Kwak - DEC, Region #3
Mr. Grady, P.E. - Orange County Health Dept.
Mr. Petro, Supervisor, (T) New Windsor
~~Mr. Philip Crotty Jr., Esq. (T) Attorney, (T) New Windsor~~
Mr. Philip Crotty Jr., Esq. (T) Attorney, (T) New Windsor
Mr. George Krom Jr.
Mr. Ernest Spignardo, Chairman, (T) New Windsor Planning Bd.
Mr. Frank Valdina, P.E. - Kartiganer Assoc.
Mr. William Stein, P.E. - Wehran Eng.

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KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

10 February 1978

Newburgh City School District
Board of Education Offices
124 Grand Street
Newburgh, New York 12550

ATTENTION: CHARLES DISARE, SUPERINTENDENT

SUBJECT: BUTTER HILL SUBDIVISION, TOWN OF NEW WINDSOR;
SCHOOL DISTRICT BOUNDARY

Dear Mr. Disare:

We are enclosing herewith a copy of the Final Subdivision Plan, Rev. 3 - 6 February 1978, for the SUBJECT project, on which we have marked a proposed revision in the School District Boundary between the Newburgh City School District and the Cornwall Central School District.

Please note that the original location for said boundary was taken from Tax Map information, and was based on an interior deed parcel line within the bounds of the subdivision. In order to preclude "split" lots, the Orange County Planning Department suggests we revise the boundary in such a manner as to include the same number of proposed lots in each district, using street and lot lines.

If you have any questions, or require any additional information, please do not hesitate to contact this office. We have forwarded the same information to the Cornwall Central School District. We would appreciate your comments.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Elias D. Grevas, L.S.
Vice President

cc: w/o encl: Edward Garling, O.C. Planning Dept.
Ernest Spignardo, New Windsor Planning Board
John Petro, Supervisor, New Windsor
Moodna Development Inc.

EDG:lmm
Encl. a/s



COUNTY OF ORANGE

*Planning Board
received 2/13/78 JG*

Department of Planning
124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

February 10, 1978

Mr. Ernest Spignardo, Chairman
New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Butter Hill - Route 94, Forge Hill Road (Cty. Rd. 74), and
Caesars Lane

Dear Mr. Spignardo:

This office, pursuant to the provisions of Section 239, 1 and n, Article 12-B of the General Municipal Law of the State of New York and the meeting held in New Windsor on February 2, 1978, to discuss the proposed development, has received a revised final subdivision plan and data concerning the subject subdivision. The data summarizes the items discussed and indicate the solutions to the problems of storm drains and storm water runoff, erosion and sediment control, storm drainage at the entrance on Forge Hill Road, open space and easements in areas where future erosion and/or drainage problems may occur, access to and use of the recreation area(s), and, lastly, the school district boundary problem.

Although we feel that the subdivision is not a true cluster layout, we believe that the developer and the developer's engineers, Kartiganer Associates, have satisfied our concerns. Our approval is now granted.

Very truly yours,

Peter Garrison
Peter Garrison
Commissioner of Planning

PG:jhb

c.c: D. Lisack, O.C. D.P.W.
M. Henning, SCS
E. Grevas, Kartiganer Associates

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

31 January 1978

County of Orange
Department of Public Works
Route 17M
P.O. Box 509
Goshen, New York 10924

ATTENTION: WILLIAM E. DUGGAN, SENIOR ENGINEER

SUBJECT: BUTTER HILL SUBDIVISION
FORGE HILL ROAD, COUNTY ROAD NO. 74
TOWN OF NEW WINDSOR

Dear Mr. Duggan:

In reply to your letter of 24 January, we are enclosing a Plan & Profile, Rev. 1 - 30 January 1978 showing the proposed installation parallel to Forge Hill Road.

We have also provided for slope protection at the outfalls of both the existing 30" CMP and the proposed 24" CMP.

We trust this information meets with your approval. If you should have any questions, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Elias D. Grevas, L.S.
Vice President

cc: w/encl: Paul Cuomo, Town Engineer
Henry Van Leeuwen, Planning Board
Joel Shaw, Planning Department
Moodna Development Co., Inc.

EDG:lmw
Encl. a/s

202 Mamaroneck Avenue, White Plains, N.Y. 10601

February 17, 1978

Mr. Elias Grevas
Vice President
Kartiganer Associates
555 Route 94
Newburgh, New York 12550

Re: Butter Hill Subdivision
Town of New Windsor

Dear Mr. Grevas:

In response to your letter of January 11, 1978, this is to inform you that the Butter Hill Subdivision Project is not subject to an environmental review under the State's Environmental Quality Act. Based upon the above letter and supportive documents attached we have determined that the project had the appropriate preliminary approval prior to the effective date of September 1, 1977.

This determination has triggered our detailed plan review of the sewer mains. It is anticipated that these comments will be forwarded in a day or two.

By copy of this letter, we are informing the Orange County Health Department of the status for coordinating with their review of the Water Supply Plans.

If there are any questions, on our determination, please contact us.

Very truly yours,

David T. Petruccelli
David T. Petruccelli, P.E.
Associate Water Pollution
Control Engineer

DTP:bz

cc: Moodna Development Corp.
Town of New Windsor
Orange County Health Dept.
George Danskin
bcc: Regional Director

RECEIVED
FEB 21 1978

ORANGE COUNTY HEALTH DEPT.
NEW WINDSOR



COUNTY OF ORANGE

Department of Public Works

LOUIS J. CASCINO, P.E.
Commissioner

ROUTE 17-M P.O. BOX 500
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-1115

January 24, 1978

RECEIVED
JAN 23 1977

Kartiganer Associates, P.C.
555 Route 94
New Windsor, New York 12550

NEW WINDSOR PLANNING BOARD

ATTENTION: Mr. Elias D. Grevas, L.S.
Vice President

RE: Butter Hill Subdivision
Forge Hill Road, County Road No. 74
Town of New Windsor

Dear Mr. Grevas:

I am in receipt of your letter of January 11, 1978 and Plan and Profile of the subdivision entrance to the County Road. Due to the severe weather conditions, I have found it impossible to make an accurate appraisal of the drainage system proposes.

We are quite apprehensive of the functioning ability of the catch basin of the existing 30" CMP structure, in the main due to the inherent instability of the northwesterly slope along the proposed entrance road.

From the previous field inspections, we had contemplated a structure paralleling the County Road as shown on the xerox copy herewith attached. Since the existing drainage structure is located on private property, the County has no jurisdictional rights to maintain same. The modified proposed structure, when properly designed and installed, will be maintained by Orange County.

No indication of environmental protection of the slopes to the Moodna Creek relative to the outfall from either structure is noted. Our concern is slope protection in the vicinity of the County bridge structure. The use of half-sheer CMP or equivalent would be beneficial. The profile of the entrance road, as submitted, meets with Department of Public Works approval. We would like to clear up the matter of the drainage proposal as soon as possible to expedite the project.

We will be receptive to any comments in these matters.

Very truly yours,

Louis J. Cascino, P.E.
Commissioner of Public Works

By: *William E. Duggan*
William E. Duggan
Senior Engineer

WED:lr

Enclosure

cc: Paul Cuomo, Town Engineer
Henry Van Leeuwen, Planning
Joel Shaw, Planning

CD-74





COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

January 10, 1978

Mr. Ernest G. Spignardo, Chairman
Town of New Windsor Planning Board
317 Windsor Boulevard
New Windsor, New York 12550

Re: Butter Hill Subdivision

Dear Ernie:

Kartiganer Associates have addressed the comments made in my letter to them of 12 December 1977. A copy of their letter was sent to Henry Van Leeuwen on December 27th. As was indicated in the letter from Kartiganer Associates, additional information has been sent to Orange County Department of Public Works and Soil Conservation Service. Their reviews should be forthcoming.

When received, I will request a work session of all parties at my office to go over the project in detail for the purpose of resolving any and all outstanding issues of County concern.

Sincerely,

Peter Garrison
Commissioner of Planning

CC: Elias D. Grevas, L.S.
Vice President,
Kartiganer Associates

KARTIGANER ASSOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

27 December 1977

County of Orange
Department of Planning
124 Main Street
Goshen, New York 10924

ATTENTION: MR. PETER GARRISON, A.I.P., COMMISSIONER

SUBJECT: BUTTER HILL SUBDIVISION, TOWN OF NEW WINDSOR, NEW YORK

Dear Mr. Garrison:

We are in receipt of a copy of your letter of 12 December 1977 containing your initial comments on the plan review of the SUBJECT subdivision and reply to those comments as follows:

1. The subdivision plan resulted from an initial "standard layout" resulting in 360 lots at the 15,000 square foot zoning requirements, and several meetings with the Town Planning Board. The plan evolved about the Planning Board's desire to retain a "neighborhood" concept with intervening open spaces and retention of the views of the Hudson River available from the property.

The intervening open spaces between these "neighborhoods" was discussed at length with the Planning Board, who were concerned about future maintenance of these areas, since lands in common ownership tend to become "dumping grounds" for unwanted household items. After much discussion and consideration, it was decided that the concept of deeding over these intervening spaces to adjoining lot owners, with restrictions as to use "no structures, fences, etc.", and the requirements that they be left in a natural state or planted with trees and shrubs of specific varieties, where needed, was the best solution to the problem. These intervening open spaces, incidentally, totaled approximately 12 acres of land in excess of the amount resulting from the reduction of lot size for the number of lots resulting from the clustering concept.

The Hudson River views the southeasterly portion of the property and the northwesterly portions of the property and the difference in elevation, as well as orientation of lots along Roads B

and the cul-de-sac on Road C allows units constructed on those lots to view the river. Mountain views are available to many of the lots in the interior of the subdivision by virtue of the differences in elevation and orientation.

2. The School District boundary shown on the plan resulted from the deed line of one of the parcels making up the plan. To provide a "straight line" breakdown of lots along that line would have negated the "neighborhood" concept of the layout. It is our opinion that the Accessors can adjust the line to include whole lots within each district, as has been done along Town boundaries where the line cannot be readily established by monumentation.
3. The twenty foot (20') utility easements are for storm drainage.
4. We are aware that the site has several existing drainage ways and water courses. The plans submitted, as requested by Mr. Joel Shaw of your department, did not include the public improvement plans which contained the provisions for collecting and discharging surface water. Moreover, the Soil Conservation Service did not have this information, since the plans your department provided them did not contain it. We are enclosing, for your information, copy of the plan we are submitting directly to SCS since their review comments were made on incomplete information. We are somewhat surprised that your department and the Soil Conservation Service would assume that a subdivision would be designed without storm drainage, and that no request for information was made of this office.
5. The erosion along the slopes north of the connecting road with Forge Hill Road (County Road 74) resulted from recent sewer line construction in that area, and is in the process of being stabilized. Please note that the subdivision roadway is not limited to a fifty foot (50') right-of-way, and that the proposed pavement width is twenty-four feet (24'). We anticipate that no further cutting of that slope will take place for that area. In addition, we are aware of the comments made by the Orange County Department of Public Works concerning storm water drainage at that intersection, and are submitting information to them for their review.

27 December 1977

6. Cut trees and related debris found on the site will be disposed of. Furthermore, this project will result in an overrun of excavated material, therefore, requiring that no fill material be brought in. The plans presented to your department included road centerline and lot profiles as well as profiles through major portions of the site which indicated the grading to take place. We would be happy to meet with you to explain the methodology and the interpretation of this information if you so desire.
7. Plans for water and sewer systems have been submitted to the New York State Department of Environmental Conservation and Orange County Department of Health for approval. The existing Town of New Windsor Sewage Treatment Plant has capacity to accept this subdivision. The water system, currently being augmented by the installation of the Catskill Aqueduct Tap will provide supply at the maximum development of the site.
8. This project was "grandfathered" by the Town of New Windsor. Copy of their certification is enclosed.
9. We note that submissions were made to the Soil Conservation Service and Orange County Department of Public Works for review and comment. We have received their comments, and are forwarding the necessary information for a complete review.

We trust this will answer the comments made in your letter of 12 December 1977. Again, we request that you contact us in the event you require any additional information. If a meeting is desired, either on the site or at your offices, we would be happy to attend.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By 

Elias D. Grevas, L.S.

Vice President

Encl.a/s

EDG/rje

cc w/o encls. ✓ Henry VanLeeuwen, Chairman, New Windsor Planning Board
Daniel Lisack, Orange County Dept. Public Works
John Thorne, Chairman, Orange County Soil & Water
w/encl. Malcolm Henning, U.S. Dept. Agriculture, SCS

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

27 December 1977

United States Department of Agriculture
Soil Conservation Service
453 East Route 211
Middletown, New York 10940

ATTENTION: MR. MALCOLM HENNING, DISTRICT CONSERVATIONIST

SUBJECT: BUTTER HILL SUBDIVISION, TOWN OF NEW WINDSOR, NEW YORK

Dear Mr. Henning:

We have received a copy of your comments dated 12 December 1977 concerning the SUBJECT subdivision. It is apparent from your comments that you did not receive a complete submission which contained a Profile Orientation Sheet and Lot Profiles, as well as road centerline profiles. The Lot Profiles, taken at 100' each side of the proposed right-of-way, show the proposed grading of the lots in relationship to the road centerline. In most cases, roads are planned as "cut sections" with the proposed lots higher than the road. The maximum gradient on any lot in the subdivision is ten percent (10%). We are enclosing a copy of the data for your information.

Please note that the subdivision is anticipated to be constructed over a period of six to eight years. The developer plans to grade succeeding sections while constructing in previously-graded sections. This should allow for settlement in areas where fill is required on lots.

We are aware that erosion and sedimentation on this site is presently a problem due to its use as a quarry operation. In this instance, the development of this site will provide lawns and landscaped areas in place of the present condition. We have also provided for erosion and sedimentation control during construction, and are enclosing a copy of the specifications for that work.

The stockpile of old logs, stumps and organic debris will be disposed of by either "permitted" burning or burial in areas where no construction will take place.

United States Dept. of Agriculture

27 December 1977

The present soil slippage and erosion on slopes on Roads A & B has been noted. The road banks along the entrance from Forge Hill Road have been benched and stabilized as a result of sewer line construction. We anticipate that that slope will not be disturbed by the construction of the twenty-four foot (24') wide roadway. In addition, we are proposing some storm drainage revisions at the intersection with Forge Hill Road, as requested by the Orange County Department of Public Works.

We are enclosing a Public Improvement Plan showing the storm water drainage system for this site. Please note that the culvert sizes were calculated using the "SCS" method for a 100-year storm.

We would be happy to meet with you to discuss lot grading and storm water collection and disposal at your convenience. If you should require any further information, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P. C.

By



Elias D. Grevas, L. S.
Vice President

EDG/rje

Encls. a/s

cc: John Thorne, Orange County Soil & Water Cons. District
Orange County Dept. of Planning
Orange County Dept. of Public Works - William E. Duggan
✓ New Windsor Planning Board - Mr. Henry Van Leeuwen, Chairman



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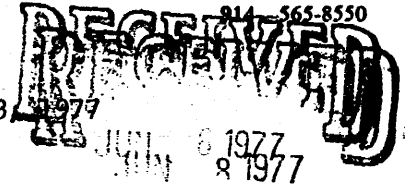
OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550

914-565-8550

June 3, 1977



NEW WINDSOR PLANNING BOARD
NEW WINDSOR PLANNING BOARD

James R. Loeb, Esq.
Rider, Weiner & Loeb, P. C.
P. O. Box 1268
Newburgh, N. Y. 12550

RE: BUTTER HILL SUBDIVISION

Dear Jim:

I have reviewed the Town of New Windsor Zoning Local Law and the New York State statute concerning cluster zoning.

I feel at this time you should approach the Town Board about approving the cluster concept under NYS Town Law, Section 281. A simple resolution would suffice.

It should be noted at this early stage also that a Homeowners Association will have to be formed before final approval can be given to the Butter Hill Subdivision. This is in accord with the Town of New Windsor Zoning Local Law, Section 48-23.

I am writing to you in this connection for you appeared on behalf of the Butter Hill Subdivision at its very first appearance before the Town Planning Board.

Very truly yours,

PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pr

cc: Chairman - Town Planning Board ✓

RECEIVED
JAN 14 1962

CHILLY 13-62

Planning Bd.

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

1703

Cornell Homes Inc.
Box 1021
Newburgh N.Y. 12550

Finklestein, Benjamin H.
560-562 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Johnson, Howard E. & Pearl M.
53 Willow Lane
New Windsor, N.Y. 12550

SDC Realty Inc.
558 Blooming Grove Tpke,
New Windsor, N.Y. 12550

Bradley, Terrance & Mary E.
543-545 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Kartiganer, Herbert L. & Marjorie
557 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Latorre, Augusto & Gloria
537 Blooming Grove Tple,
New Windsor, N.Y. 12550

Brophy, Ronald A. & Jo Ann Sylvester
533 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Ridgecrest Baptist Church
P.O. Box 70
New Windsor, N.Y. 12550

Maisonet, Marilyn
9 Rocky Lane
New Windsor, N.Y. 12550

Miller, Arthur & Renee
7 Rocky Lane
New Windsor, N.Y. 12550

Zgrodek, Stanley A. & Clara
6 Rocky Lane
New Windsor, N.Y. 12550

Preston, William G. & Anna
8 Rocky Lane
New Windsor, N.Y. 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

Also sent to:

Orange County Planning Dept.
124 Main St.
Goshen, New York 10924

36 Markd

36 accounted for

J.P. from fr

5/11/77

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1703

Arrow Carrier Corp.
2600 Penhorn Avenue
State Highway #3
North Bergen, N.J. 07047

Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

Lease, John J. Jr. & Richard F.
313 Broadway
Newburgh, N.Y. 12550

O'Rourke, Patrick Est.
RD#4 Forge Hill Road
New Windsor, N.Y. 12550

San Giacomo Co. Of Orange N.J.
51-83 Jefferson Street
Orange N.J. 07050

Church Order of St. Helena
Route 94
New Windsor, N.Y. 12550

McQuade Foundation
621 Blooming Grove Tpke.
New Windsor, N.Y. 12550

✓ Sycamore Associates
Route 94
New Windsor, N.Y. 12550

VSH Realty Inc.
777 Dedham Street
Canton, Mass 02021

Mastro Pietro, Stephen
581 Floyd Street
Englewood Cliffs, New Jersey

Goldsmith, Fred & Ann
183 Caesars Lane
New Windsor, N.Y. 12550

Tierney, Marjorie
181 Caesars Lane
New Windsor, N.Y. 12550

Fanning, Elizabeth M.
5 Hobnail Court
New Windsor, N.Y. 12550

Maloney, Francis X. Jr. & Desiree
3 Hobnail Court
New Windsor, N.Y. 12550

Heitler, Edward & Ruth C.
1 Hobnail Court
New Windsor, N.Y. 12550

Hartmann, Wilbur Jr. & Liliane
3 Hearthstone Way
New Windsor, N.Y. 12550

✓ Grant, Dr. Martin B.
Laucella, Anthony A.
418 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Drapun, Blanche
9 Roe Street
Newburgh, N.Y. 12550

New Windsor Associates
244 West Passaic Street
Rochelle Park, N.J. 07662

Bloom, Peter & Daniel J.
P.O. Box 477
Vails Gate, New York 12584

Feinman, Rita
532 Blooming Grove Tpke.
New Windsor, N.Y. 12550

Kopman, Robert L.
534 Blooming Grove Tpke.
New Windsor, N.Y. 12550

NEW WINDSOR PLANNING BOARD MEETING
PUBLIC HEARING
WED., MAY 11, 1977
TOWN HALL

BOARD MEMBERS' PRESENT: CHAIRMAN HENRY VAN LEEUWEN, THOMAS DOWD, LAWRENCE JONES, JOSEPH LOSCALZO, ERNEST SPIGNARDO, ALBERT ARGENIO AND JOSEPH CIMORELLI.

OTHERS PRESENT: TOWN ATTORNEY PHILIP CROTTY JR.,
TOWN ENGINEER PAUL CUOMO,
BUILDING & ZONING INSPECTOR HOWARD COLLETT
RECORDING SECRETARY - SHIRLEY B. HASSDENTEUFEL

tape #130

BUTTER HILL SUBDIVISION PUBLIC HEARING

Chairman Van Leeuwen called the Public Hearing to order promptly at 8:00 P.M.

Chairman Van Leeuwen had the secretary read proof of publication of the notice of the Public Hearing, published in the Evening News on April 29, 1977. (attachment #1)
List of registered letters verified.

Mr. Grevas: This is Route 94 (pointing to the map and describing the acreage. There are 340 single family homes. They are on 12,500 square ft. of open space. Total number of acres - for open space - 52.

Mr. Grevas pointed to the recreation area to be donated to the Town of New Windsor. There is 19,800 ft. of road, 19,000 ft. of water line and 17,000 ft. of new sewer line, 8300 ft. of storm drainage. Basically that pretty much shows it. I will be glad to answer any questions that anyone may have.

Chairman Van Leeuwen: Does anyone on the Board have any questions first before we open this to the public?

Mr. Jones: I do. I asked the last time about this. About any arrangements of Willow Lane being brought down. We have that creek on Willow Lane that gives trouble. It would solve many problems of the homeowners and the Town. I would like to see something like that incorporated into the plan. It would solve a lot of problems.

Mr. Grevas: We could incorporate it but unfortunately there is one problem that the developer can't overcome. That is the legal problem of rights. That is an existing stream. To divert that flow would be a question that the Town would really come up with before we could proceed any further on that.

Mr. Jones: I understand that.

Legal Notice
PUBLIC NOTICE OF
HEARING BEFORE
THE PLANNING BOARD
OF THE

TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 11th day of May, 1977 at 8:00 p.m. o'clock in the evening to modify and approve or disapprove the preliminary layout for the following proposed subdivision submitted to the Planning Board entitled: Butter Hill, Town of New Windsor, County of Orange, State of New York; consisting of 340 lots on a one-third plus or minus acre site, generally situated east of Route 94 between Ceaser's Lane and Forge Hill Road.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York;
Dated: April 29, 1977
Henry Van Leeuwen
Chairman
Shirley B. Hassenteufel
Secretary
Apr. 29

State of New York

County of Orange, ss:

Olga Trachewsky

, being duly sworn deposes and
says that ~~he~~ ^{she} is Principal Clerk of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published

One Time

in said newspaper, commencing on the 29th day of
..... April A.D., 19 77, and ending on
the 29th day of April A.D., 19 77

Subscribed and sworn to before me this

..... 29th day of April 19 77. }

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19 77

Mr. Grevas: My personal opinion is that there is a way to alleviate that problem in its existing water course. The Developer can't get into that until the legal question is resolved at that crossing. Between preliminary and final it can be looked into. The main drainage route from this property runs into the Moodna.

Atty. Crotty: When are you going to establish a Homeowners Association to take care of the land that will not be owned by the individuals and not owned by the Town?

Mr. Grevas: That will be don. Let's backstep one step. We are talking development period. This will be 6 to 8 years. It will be done in sections. When the majority of lots in a section are sold a Homeowners Association will be formed. When 51% of a section is complete.

Mr. Jones: Could we make the developer or homeowner take care of that area?

Mr. Grevas: We are concerned about this. We have talked about this. There is a concern about open spaces. The Town ordinance requires 10% for land recreation. We have an additional 12 acres in excess of open space than we actually require. We were discussing this and will have to check this with the Town Attorney and with the Board before preliminary and final approval to see if it would be advisable to dedicate this property to actually make these part of the lots, with restrictive covenants on any development in these areas so that each individual property owner would be responsible for the maintenance of his piece. We think possibly that this would work better. In the restrictive covenants of course we wouldn't want any fences, it would be a perfect place for gardens or plants.

Mr. Jones: That is a good idea.

Mr. Grevas: We do have this open space. Most of it is in the rear of the yards. Buffer zone on steep slope. The wooded area could be left alone.

Mr. Jones: What about the homeowners dumping? We don't want to see it. There has been too much of that.

Mr. Grevas: That is a problem. We think that this is a pretty good solution. Homeowners Association responsible for maintenance. One paying taxes and insurance. If this is acceptable to the Board we will go along with that.

May 11 1977
Chairman Van Leeuwen: If there are no further questions I will open the questions to the audience.

Mr. James Wright, St. Annes Drive: How many entrances and exits in this development?

Mr. Grevas: Between the Church and the apartment complex on Route 94 and on Caesars Lane after the other apartment complex. On Forge Hill Road there is an existing road.

Mr. James Young, New Windsor: Twenty acres (20) are for recreation land. \$68,000. Couldn't we take the money so we can take land that we have and develop it. Everytime a developer comes in we take land. We could have a park for everyone.

Chairman Van Leeuwen: We have one of the Youth and Recreation Members and one from our Board go down and check it.

Mr. Philip Infante, Sewer Distict 19: If you take 20 acres off the tax roll, how much do we loosed. What would it be assessed for? Roughly \$4,000 an acre. We are taking \$120,000 off of the rolls. There are other parks more central to all the people. It would be hard for the people in Woodwind to get to that one. There are other parks more centralized. You are helping the developer sell his development. Let him sell it with his own salesmanship. The Town shouldn't have to sell it. I would like to see it turned down.

Mr. Spignardo: We have turned down many acres. I am not against this for it is located on the waterfront. I think anything near a body of water should be controlled by the Town, in some shape or form. To keep the public either away from it or to stop poluting it.

Chairman Van Leeuwen: The Town has taken very little land in lieu of money. In most cases we have taken money. Say 300 homes. If we bring 600 children up to Union Avenue Park then that would be overcrowded. The Youth and Recreation makes the decision in conjuction with us.

Mr. Infante: The public has no decision on this. No vote for the project. Nothing to say. I would like to have the money put on the Union Avenue park. I have no say on particular parkland?

Chairman Van Leeuwen: In a way you are right, but we take the peoples interest at heart. We appreciate your comments and will take them under advisement.

Sister Mary, St. Helene's Convent: What about the drainage?

Mr. Grevas: Strictly storm drainage.

May 11, 1977
Atty. Crotty: It might be interesting to Mr. Infante that a value has to be established on the land. That might not be all the Town would get. Under the schedule of fees he is suppose to pay \$250.00 per dwelling. Multiply that by 340 units. I am sure you have a figure in access. If he is told to put in \$20,000 in swings you still have a difference.

Chairman Van Leeuwen: A problem we had with the fees was if an apartment complex came into the Town at one time we only got \$100.00 for a site plan. Now we get \$250.00 per unit.

Mr. Infante: The people that I have been talking to have been looking for a more centralized area. They want a larger centralized area.

Chairman Van Leeuwen: Does anyone else have any comments before we close this hearing? If not I declare this Public Hearing officially closed. Hearing closed 8:35 P.M.

Chairman Van Leeuwen: Gentlemen what is your pleasure?

Motion by Mr. Spignardo seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor grant preliminary approval to Butter Hill Subdivision located on Route 94, and collect all fees. Vote- All ayes, Motion carried.

Fee- \$100.00 pre-preliminary plat fee

\$100.00 preliminary plat fee.

\$25.00 Public Hearing fee. All fees paid

Fee for Publication paid to Evening News by Mr. Krom. Paid.

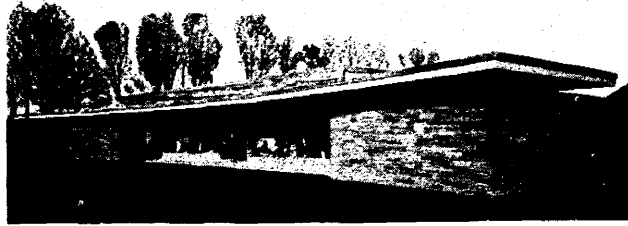
Respectfully submitted,

Shirley B Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
RECORDING SECRETARY.

Public Hearing - May 11, 1977
Butter Hill Landowners
Signatures

J. Scott Watkins
Therese S. Watkins
Margaret Tierney
Deigh K. Lydenberg
Clyde J. Bender
Linda S. Ayers P/OSH
Cristina Rivera OSH
Doreen + Tom
Sr. Benedicta OSH
Clara Zrodick
Jan Young
Chad J. Jant
Ronald J. Hallam
Marylyn Maisonet
Catherine Josephine Zandy, OSH
Hans O. Brown Jr.
Chas. D. Brown

1 male refused to sign.



THE WINDSOR BUILDING SUPPLIES CO., INC.

ROUTE 32, VAILS GATE, N. Y.
P.O. BOX 27, NEWBURGH, N. Y.
TELEPHONE 561-3620

May 11, 1977

Shirley B. Hassdenteufel, Secretary
New Windsor Planning Board-Town Hall
555 Union Avenue
New Windsor, New York 12550

Project: Butter Hill Subdivision
Route 94
New Windsor, New York

Gentlemen:

This is to certify that notice for public hearing on the
above captioned project was mailed to all those persons on
the enclosed list which was furnished by Mr. Ellsworth E.
Weyant, Sole Assessor, Town of New Windsor, New York,
return receipt cards are enclosed as proof and for your records.

Very truly yours,

THE WINDSOR BUILDING
SUPPLIES CO., INC.

George R. Krom, Jr.
George R. Krom, Jr.
President

Sworn before me this 11th day of May 1977

James J. Wiley
JAMES J. WILEY
Notary Public in the State of New York
Residence on Appointment-Orange Co.
Commission Expires March 30, 1979

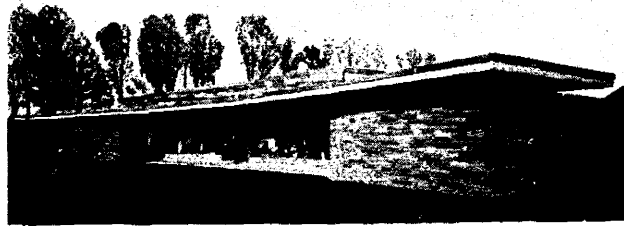
PUBLIC NOTICE OF HEARING BEFORE
THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 11th day of May, 1977 at 8:00 p.m. o'clock in the evening to modify and approve or disapprove the preliminary layout for the following proposed subdivision submitted to the Planning Board entitled: Butter Hill
_____, Town of New Windsor, County of Orange, State of New York; consisting of 340 lots on a one-third plus or minus acre site, generally situated east of Route 94 between Ceaser's Lane and Forge Hill Road

By order of the Planning Board of the Town of New Windsor,
Orange County, State of New York;

Dated: _____

Chairman



THE WINDSOR BUILDING SUPPLIES CO., INC.

ROUTE 32, VAILS GATE, N. Y.
P.O. BOX 27, NEWBURGH, N. Y.
TELEPHONE 561-3620

April 5, 1977

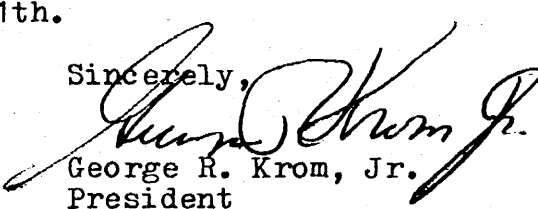
Mrs. Shirley B. Hassdenteufel, Secretary
New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Dear Shirley:

I am enclosing a copy of completed " Public Notice of Hearing " as per requirements as well as a copy of the notice of public hearing we will mail to all adjoining property owners within a 500 ft. radius of the property lines. I plan to mail this to these people on April 26, 1977.

I trust everything is in order and am looking forward to the public hearing on May 11th.

Sincerely,


George R. Krom, Jr.
President

GRK:cb
Enc.

PUBLIC NOTICE OF HEARING BEFORE
THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

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_____, Town of New Windsor, County of Orange, State of New York; consisting of 340 lots on a one-third plus or minus acre site, generally situated east of Route 94 between Ceaser's Lane and Forge Hill Road

By order of the Planning Board of the Town of New Windsor,
Orange County, State of New York;

Dated: _____

Chairman

RIDER, WEINER & LOEB, P. C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1988)

ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER

DAVID L. LEVINSON
STEPHEN L. REINEKE

POST OFFICE BOX 1268
427 LITTLE BRITAIN ROAD
NEWBURGH, NEW YORK 12550
(914) 562-8700

May 20, 1976

Re: Krom Application for Subdivision
Our file #14,139

Mr. Paul Cuomo, P. E.
Town of New Windsor Town Hall
Union Avenue
New Windsor, New York

Dear Paul:

I am enclosing herein Application for Subdivision Approval of a portion of the lands of Krom. As you will recall, at the last Planning Board meeting when I presented the Butter Hill Subdivision to the Board I also advised them that the Kroms wished to have a minor subdivision of 1.18 acres of a land lot parcel in the northwest corner of the property. This small parcel is to be conveyed to SDC Realty Corp. the owner of the adjoining property.

I understand from Lou Grevas that he has already submitted copies of the proposed minor subdivision plan to you for your review. I have additional copies should you need any; I would appreciate if you would contact me if there are any questions or problems in this matter.

The Krom property is on the agenda for the Planning Board for May 26, 1976 and I would like to dispose of the minor subdivision that night as well as have another review of our preliminary plan. George Krom will be present with the necessary checks to pay the required fees to the Town of New Windsor so the entire minor subdivision can be disposed of that evening.

Very truly yours,

RIDER, WEINER, & LOEB, P. C.

BY: 

JRL/dal

CC: George Krom
Kartiganer Associates, P.C.

TOWN ENGINEER'S OFFICE
TOWN OF NEW WINDSOR

MAY 21 1976

RECEIVED

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

2 September 1976

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

ATTENTION: PAUL V. CUOMO, P.E., TOWN ENGINEER

SUBJECT: BUTTERHILL SUBDIVISION, LANDS OF KROM; TOWN OF
NEW WINDSOR TEST WELLS

Dear Mr. Cuomo:

Pursuant to our telephone conversation of 23 August 1976, we understand that you have completed the exploratory drilling on the SUBJECT property.

Since we understand that no further work is to be done on the property by the Town, we are therefore proceeding with Preliminary Planning of the subdivision.

If you should have any questions, or require any further information prior to submittal of the Preliminary Plan, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Elias D. Grevas, L.S.
Vice President

cc: Henry VanLeuwen, Planning Board Chairman ✓
Philip Crotty, Town Attorney
George Krom
James R. Loeb, Project Attorney

EDG:lmn

received P.B.
Aug 10, 1976
SH

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

TO:

William J. Larkin, Jr.
Supervisor

DATE: Aug. 10, 1976

SUBJECT: Pilot Wells on Krom Property

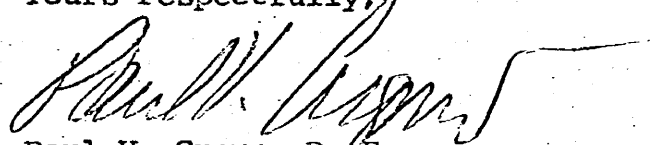
—FOLD HERE—

I have assigned Andrew Congolosi the job of drilling pilot well on Krom property, July 26.

Since that time he has been unable to start the project though he planned to do it the week of Aug. 3. The latest time he planned to start the project was August 12 or 13.

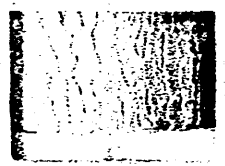
If he doesn't start by the period 12 to 17, I am afraid I will have to get another driller.

Yours respectfully,



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
cc: Town Board
✓ Chairman, Planning Bd.



Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
PHONE 565-8802

attached

TO:

Mr. H. VanLeeuwen, Chairman
Planning Board

DATE: May 26, 1976

SUBJECT: George Krom Water
Possible land site to be set aside for water supply.

— FOLD HERE —

Preliminary investigation by the Engineer department of ground water in the Moodna pit at the proposed site, Butter Hill, reveals the possible existence of a high quality ground water.

The water pump, pumping for sewer excavation also revealed a quantity of equal to 1000 to 2000 gpm.

Preliminary engineering report and water analysis is attached.

I would also like to recommend that the Planning Board ask Mr. Krom to set aside an acre of land in the Butter Hill subdivision it could be serviced by a 20 ft. right-of-way. This land would be open space area and would be as near the preliminary testing site as possible.

Final site determination would depend, of course, on what layout the Planning Board selects.

Respectfully,

PVC/mfb

by

Paul V. Cuomo
Paul V. Cuomo, P. E., Town Engin.



March 9, 1976

Mr. William Larkin, Supervisor
and Members of the Town Board
TOWN OF NEW WINDSOR
Town Hall
555 Union Avenue
New Windsor, New York 12550

Dear Mr. Larkin and Members of the Town Board:

For some time now Paul Cuomo and the writer have been discussing the possibility of new water supply sources to service the Town of New Windsor. Our review of the situation clearly indicates that little or no expansion or development, industrial or otherwise, can be easily accomplished without the Town of New Windsor developing new sources of water to service these areas.

As you are aware, several alternatives for new water sources have been discussed over a period of time. The primary source discussed has been the tapping of the New York City Aqueduct system.

The purpose of this letter, however, is to bring to your attention another possible source, which could, if developed properly, possibly provide adequate water service for the Town of New Windsor for a very long period of time.

The lands tributary to the Moodna Creek are sand and gravel aquifers. These aquifers carry, in certain areas, extensive amounts of water due to their high permeability. This water discharges eventually into the Moodna Creek. During recent construction of the sewer trunk lines over The Windsor Building Supplies Company, Inc. property, apparently one of these "underground rivers" was located. From conversations with the contractors, it was indicated that this "river" ran at a rate of 6,000 gallons per minute. Six thousand (6,000) gallons per minute is equal to over 8.5 million gallons per day. Conversations with Mr. Krom of The Windsor Building Supplies Company, Inc., indicated that

he would be willing to allow the township to install a cassion well on the property, in order to test the amount of water that might be able to be drawn from this area. The construction of the cassion well can be accomplished by use of town forces and equipment with very little outside expenditures. Once the well is installed, pumping and generating equipment would have to be utilized for testing of the well. In addition, analyses of the well water would have to be run to determine the feasibility of utilizing it for water supply both with and without treatment. Finally, a report of the feasibility of utilizing this source permanently for the Town of New Windsor water supply would have to be prepared.

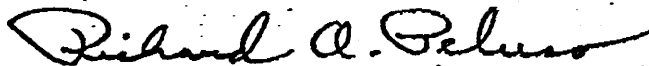
Before this work is commenced, arrangements or negotiations between The Windsor Building Supplies Company, Inc. and the Town of New Windsor should be finalized, in order that the town will know what price per acre The Windsor Building Supplies Company, Inc. will charge for the land necessary to permanently install the wells. It is anticipated that an area of less than four acres would be necessary for water supply purposes.

If the feasibility of utilizing this water was established, permission could be applied for to draw water permanently from the ground. This permission would come from the New York State Department of Environmental Conservation. Once this permission is granted, the only remaining items would be installation of water lines and permanent pumping and treatment facilities, if necessary, which must be approved by the New York State Department of Health.

If you desire any further information on this subject, we would be happy to meet with you to discuss it more fully.

Very truly yours,

WEHRAN ENGINEERING, P. C.



Richard A. Peluso, P. E.
Vice-President

RAP/jmf

cc: Paul Cuomo, Town Engineer
✓ Philip Crotty, Town Attorney

ENVIROTEST LABORATORIES

WATER AND WASTEWATER ANALYSIS
ENVIRONMENTAL CONSULTING

234 BROADWAY

NEWBURGH, NEW YORK 12550

(914) 562-0890

CHEMICAL AND PHYSICAL EXAMINATION OF WATER

Date: 4/20/76
Lab No.: 461

Date Received 4/19/76
Date Tested 4/19/76

Client Town of New Windsor Attn: Mr. Paul Cuomo

Address Town Hall, 555 Union Avenue, New Windsor, New York 12550

Owner of water supply Town of New Windsor

Location of water supply Krom Sand and Gravel Area

Type of water Test Well Collected from _____

Collected by Water Department Date 4/19/76

Type of sample: Catch (X) Flow Composite () Time Composite ()

Tested by Ronald A. Bayer

2.5 Pt-Co 0.65 PHYSICAL EXAMINATION
Color Units Turbidity JTU Odor, cold 1 Odor, hot _____

CHEMICAL EXAMINATION (RESULTS IN MG/L)

Ammonia free (as N) _____
Organic Nitrogen (as N) _____
Nitrates (as N) 0.40
Nitrites (as N) 0.004

Iron (Fe) 0.10
Manganese (Mn) < 0.05
Fluorides (F) _____
Chlorides (Cl) 14.8

Hardness, total (as CaCO₃) 172
Calcium hardness (as CaCO₃) _____
Alkalinity (as CaCO₃) 151

Copper (Cu) _____
Phosphate, total (PO₄) _____
Orthophosphate (as PO₄) _____
Magnesium hardness (as CaCO₃) _____
Sulfate (as SO₄) 43

COD _____
BOD₅ @ 20 C _____
Solids, Total _____
Solids, Suspended _____

Detergents _____

pH 7.4

Remarks: The results indicate that the water represented by the sample was of satisfactory sanitary quality at the time the sample was taken.

RECEIVED

APR 21 1976

Ronald A. Bayer
Ronald A. Bayer,
Laboratory Director

To: Mr. Henry Reyns, Chairman
Planning Board

*Planning Board
received #17/84*

From: Paul V. Cuomo, P. E. *PVC*
Town Engineer

Date: April 17, 1984

Subject: Butterhill Subdivision
Public Improvement Bonds

I have inspected Butterhill Subdivision, Section 2 on April 17, 1984 and recommend that the Public Improvement Bond for this area be reduced to fifteen thousand (\$15,000.) dollars.

I also inspected on April 17, 1984 Section 3 and a portion of Section 4A.

I recommend the Public Improvement Bond for these areas be reduced to seventeen thousand (\$17,000.) dollars. *J*

PVC/mfb

INTER-OFFICE CORRESPONDENCE

*Planning Board
Received
4/3/86 sh*

TO: New Windsor Town Board
New Windsor Planning Board
Town Attorney
Town Engineer
Town Building Inspector
Town Highway Superintendent

FROM: Town Fire Inspector

DATE: 3 April 1986

SUBJECT: Butterhill Development

It has been brought to my attention by Vails Gate Fire Chief Robert Smith, that the road widths at the Butterhill Development are extremely tight. This was determined by attempting to get a pumper through the street between two (2) parked vehicles. This was accomplished, however, there were only inches to spare. He felt that if it had been the ladder truck, the vehicle would not have been able to get through.

I would like to question the reason of having a twenty-four (24) foot road surface, when the right-of-way is fifty (50) feet. Our local law titled, Street Specifications, clearly states that one-half (1/2) of the roadway is to be a minimum of seventeen (17) feet from the curb line to the center of the road. (copy attached)

Since the existing roadways at Butterhill are twenty-four (24) feet wide, and were approved as such by the Planning Board, I guess there is not much we can do about the existing roads, however, I would like to offer the following:

- 1) All existing roadways have one (1) side of the street parking, and that the hydrant side of the street be made "NO PARKING, STANDING OR STOPPING AT ANY TIME", and that this law be strictly enforced.
- 2) Any and all future roads in Butterhill Development, OR IN ANY OTHER DEVELOPMENT, be made to comply with town law specifications.

This town has established laws and ordinances which have been made for the protection of its residents. If we continually allow contractors and developers to build whatever they want and not comply with the law, then there is no reason to have the law on the books.

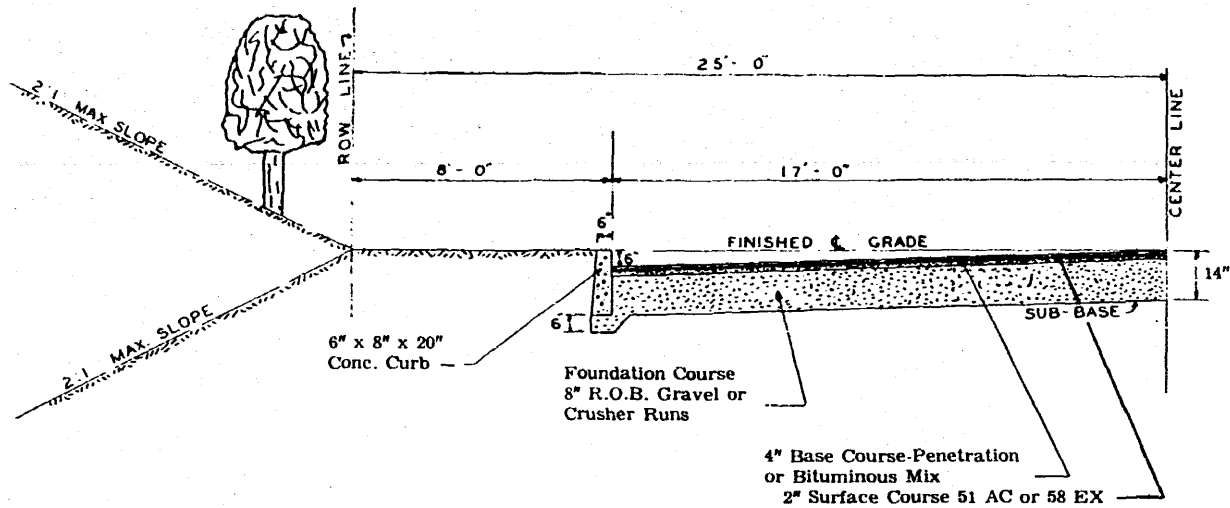
Thank you for your time.

Respectfully,

Robert F. Rodgers
Robert F. Rodgers

cc: Robert Smith, Chief

NOTE: ALL TREES TO BE
REMOVED WITHIN
R.O.W. LINES



ALL OF STREET TO BE GRADED TO R.O.W. LINE

SUBURBAN STREET SPECIFICATION
[Amended 6-21-72 by L.L. No. 3-1972]

SCALE: $\frac{1}{4}" = 1'-0"$

FIG. 1

MOODNA DEVELOPMENT COMPANY, INC.

33 SWEET BRIAR ROAD

STAMFORD, CONNECTICUT 06905

Mr. Henry Reynolds
Chairman of the Planning
Board, New Windsor
555 Union Avenue
New Windsor, New York 12550

June 15, 1984

Dear Mr. Reynolds:

We request permission to appear before the Planning Board for their June 27th meeting to ask for your signature on the Subdivision Map for Section 5 so that building permits may be issued for model homes to be constructed during this summer.

The Subdivision Bond has been submitted to the Town Attorneys Office and to the Town Engineer. The requested submission to the New York State Department of Transportation has been made to their Newburgh Office for the water tap on Route 94 and to the Poughkeepsie office for the Route 94 access.

They have advised that their back log of work will prevent them from looking at our submission for approximately 90 days. For us to lose 90 days at this time would seriously affect our ability to build homes in Section 5 during 1984. Furthermore, we can have access to the homes in Section 5 via Section 4 off Caesars Lane.

We hope you will permit us to explain the situation at the meeting so that we might explore the alternatives that may be available.

Very truly yours,



Gerrit Lybecker, President

Moodna Development Company, Inc.

GL/sa



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

*P.B.
received
7/3/84
ph.*

July 2, 1984

ELIAS GREVAS, L.S.
33 Quassaick Avenue
New Windsor, NY 12550

RE: APPLICATION FOR FRONTYARD VARIANCE - #84-9
SCHOONMAKER HOMES/JOHN STEINBERG, INC.

Dear Lou:

This is to confirm that the above-entitled application for a 2 ft. frontyard variance was granted at the June 25, 1984 session of the Zoning Board of Appeals.

Please be advised that formal decision will be drafted and acted upon at an upcoming meeting of the ZBA.

If you need additional information, please do not hesitate to contact me.

Very truly yours,

PATRICIA DELIO
Secretary
NEW WINDSOR ZONING BOARD OF APPEALS

/pd

cc: Town Building/Zoning Officer Kennedy
Town Planning Board

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

SCHOONMAKER HOMES/JOHN STEINBERG, INC.

DECISION GRANTING
VARIANCE (AREA)

84-9

-----x
JOHN STEINBERG, INC.
WHEREAS, SCHOONMAKER HOMES/ of 1 Holiday Park Drive,

Newburgh, N. Y. 12550, has made application before the
Zoning Board of Appeals for an area variance for the purposes of:
construction of single family dwelling with 2 ft. insufficient frontyd. ;
and

WHEREAS, a public hearing was held on the 25th day of
June, 19 84 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicant appeared by its agent, Elias Grevas,
L.S., 33 Quassaick Avenue, New Windsor, NY 12550; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the one-family dwelling was
well under construction before the setback deficiency was discovered

3. The evidence shows that subdivision is an approved
cluster subdivision

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 2 ft. frontyard variance to applicant in accordance with plans submitted at the public hearing and dated 4/27/84.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: July 9, 1984.

S/ Daniel P. Kontol
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-9

Date: 11 June 1984

I. ✓ Applicant Information:

Newburgh, N.Y.

(a) Schoonmaker Homes-John Steinberg, Inc. 1 Holiday Park Drive 12550
(Name, address and phone of Applicant) (Owner)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐ Use Variance

☐ Sign Variance

☒ Area Variance

☐ Special Permit

III. ✓ Property Information: (Note: This is in An Approved "Cluster" Subdivision)

(a) R-4 Creamery Lane (Lot 121) 78'2'16" 12.503±SF
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? None

(c) Is a pending sale or lease subject to ZBA approval of this application? Yes

(d) When was property purchased by present owner? 22 Feb. 1984

(e) Has property been subdivided previously? Yes When? 1977

(f) Has property been subject of variance or special permit previously? No When? _____

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. ~~Use Variance:~~

~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

_____~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>12,500 S.F.</u>	<u>12,503</u>	see "Cluster" note
Min. Lot Width <u>80</u>	<u>102.05'</u>	
Reqd. Front Yd. <u>40</u>	<u>38.0</u>	<u>2.0</u>
Reqd. Side Yd. <u>12 / 12</u>	<u>12 / 50.1</u>	<u>0 / 0</u>
Reqd. Rear Yd. <u>40'</u>	<u>47.5</u>	<u>0</u>
Reqd. Street Frontage* <u>60'</u>	<u>102.05</u>	<u>0</u>
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* <u>1000</u>	<u>1027</u>	<u>0</u>
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential Districts only

** Non-residential districts only

* Note: This is an approved "Cluster" Subdivision

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

This building was well under Construction before the setback problem was discovered. The foundation was placed at the setback line, but the front cantilever sections (2.0') project into the front yard. Other than removing the building & relocating it, no method exists for correcting the difficulty, except this variance.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The project is being constructed with curbs & lighting.

The building in question does not alter the quality of the neighborhood. (see attached photographs).

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 11 June 1984

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1984
Reg. No. 4673512

Sworn to before me this

11th day of June, 1984.
Ruth J. Eaton

Elias T. Grevas
(Applicant)

Elias T. Grevas, L.S.
as agent for Schoonmaker Homes-
John Steinberg, Inc.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

of whether I'm having a blue day or a happy day or if there are trials or blessings, the Word of God is stable. It's the rock."

Your life may need the kind of change Walt Becker has found. You may be looking for a stable rock on which to lean. You can make that change, or find that rock, in God's Word—the Bible. For a no-obligation sample copy of the bible reading magazine *Light Today* write the International Bible Society, 144 Tices Lane, East Brunswick, N.J. 08816.



diversities into adventures, our lost things into living triumphs.

But there must be a desire to have a quiet time with the Lord. And it originates in a genuine love for Him.

With the desire, there must be a decision. You must resolutely decide that there will be such a period in our life every day.

And there must be discipline. Nothing must interfere with your waiting on the Lord. For the more you listen to His voice, the closer He will be to you every day.

**Lulves
Come Inc.
Wall-on-Hudson
550**

THE PERSONAL
ERN OF
ALMA LULVES

EMATION

Hudson Memorial Society
(ation)

ALMA M. LULVES

ANNING

Directors

ROSE D'ANGELO
Rose D'Angelo, 73, of Dogwood Hills, died Wednesday in St. Luke's Hospital, Newburgh. Born in Cold Spring, June 10, 1910, she was the daughter of Nicholas and Angelica Trapasso Tarantino, and was married to Liberato D'Angelo.

A longtime resident, she was a retired supervisor of Ro-Tar Fashions, Newburgh, a member of the International Ladies Garment Workers Union, past-president and chairlady of the Board of Directors of the Goodwill Fire Department Ladies Auxiliary, the town of Newburgh Golden Age Club, and the Catholic Daughters of America.

Survivors include her widow, two sons: Pat D'Angelo and John D'Angelo, both of the town of Newburgh; three daughters, Mrs. John (Marie) McGowan of Cornwall, Mrs. Julia Bilello of New Windsor and Mrs. Teresa Presutti of the Town of Newburgh; three brothers, Thomas Ponessi and James Ponessi, both of Newburgh; a sister, Mary Scalzo of New Windsor; 20 grandchildren and seven great-grandchildren.

Mass was said Saturday in Sacred Heart Church, Newburgh.

Staden and the late Herman Von Staden, he was married to Pauline Coleman.

He was an executive vice president with Starr Expansion Industries of Mountainville.

He is survived by two sons, William C. Von Staden, Jr., Memphis, Tenn., and Richard A. Von Staden, Town of Newburgh; five brothers, Herman Von Staden, Cliffside, N.J., Ernest, Carl, Richard and Frederick, all of Jersey City, N.J.; one sister, Dorothy Kreiner, Maywood, N.J.; several nieces and nephews; four grandchildren.

Services were held Tuesday with interment in Woodlawn Cemetery in New Windsor.

MARGARET D. ZILAVY
Margaret D. Zilavy, 82, of Fanwood Drive, died Wednesday in The Cornwall Hospital following a short illness.

Born in New Windsor, Oct. 14, 1901, she was the daughter of Andrew and Dorothy Repko Hudig, and was the widow of Augustine Zilavy.

A lifelong resident, she was a member of St. Joseph's Church, New Windsor.

Survivors include a daughter, Dorothy Spignardo of New Windsor and a granddaughter.

Mass was said Saturday in St. Joseph's Church, New Windsor.

Kathleen Harris To Speak At Aglow Meeting

Central Valley Women's Aglow invites all to the June 21st luncheon meeting at The Belle's Restaurant, New Windsor. Special guest speaker will be Kathleen Harris.

In describing the speaker, Aglow spokeswoman Sharon Benz said: "Kathleen worked hard to have a successful career as a singer and commercial model. Known professionally as Kay

Holiday, she appeared in night clubs, resorts and on television. After recognizing that her show business lifestyle was not enough, she accepted Jesus into her heart. Now her voice is committed to sharing the word of God in melody."

The meeting begins at 10 a.m. For reservations call: Joan at 562-3943, Camille at 565-2694, Linda at 294-5054 or Maureen at 496-7719.

The Lord says: "These people come near to me with their mouth and honor me with their lips, but their hearts are far from me. Their worship of me is made up only of rules taught by men."

Isaiah 29:13

Healthful Hints

KEEP REFINED, WHITE SUGAR, IN ANY FORM, AWAY FROM KIDS. ITS USE CAN CAUSE HYPERACTIVITY, HYPOGLYCEMIA AND A VARIETY OF OTHER DISORDERS, WITHOUT ANY BENEFIT WHATSOEVER.

(Sponsored by the New Windsor Chiropractic Association)
Chiropractor

NOTICE TO BIDDERS
NOTICE IS HEREBY GIVEN that sealed bids will be received and publicly opened on the 26th day of June, 1984 at 2 p.m. in the Town Hall, 555 Union Avenue, New Windsor, New York for:
Installation of New Roof on Town Garage
Location: Union Avenue, New Windsor, N.Y.

Specifications for the above may be obtained at the Office of the Town Clerk, same address as above, during regular working hours, 8:30 a.m. to 4:30 p.m. The Town Board of the Town of New Windsor reserves the right to accept or reject any or all bids.

BY ORDER OF THE
TOWN BOARD
TOWN OF NEW WINDSOR
PAULINE G. TOWNSEND
TOWN CLERK

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 9
Request of **WOODMAKER** **INC.** for a **VARIANCE** of the regulations of the Zoning Ordinance to permit insufficient frontyard on construction of residential dwelling being a **VARIANCE** of Section 48-12-Table of Bulk Regs. - Col. 6 for property situated as follows: Creamery Lane, Lot #121 (Sec. 78, Blk. 2, Lot 16) Butterhill Subdivision, New Windsor, New York.

SAID HEARING will take place on the 25th day of June, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.

DANIEL P. KONKOL
Chairman

MEDICINE CHEST PHARMACY
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MEDICAID & INSURANCE PROGRAMS
PERSONALIZED SERVICE
• CARDS • CANDY • SURGICAL
FINE FRAGRANCES & PERFUMES
VISA & MASTER CARD
(RT. 94) 408 BLOOMING GROVE TRNPK.
561-5555

**ST. THOMAS
EPISCOPAL CHURCH**
SERVICES:

7:30 A.M. Sunday
10:45 A.M. Sunday
Sunday School 10:45

188 River Rd., New Windsor
Rev. Ralph E. Smith-Rector
562-4710

Received
Planning Board 5/31/84
LAND SURVEYS
SUBDIVISIONS
22

ELIAS D. GREVAS, L.S.

LAND SURVEYOR
45 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

23 May 1984

N.Y.S. Dept. of Transportation
Eastern Orange Residency
112 Dickson Street
Newburgh, N.Y. 12550

Att: Mr. Dominick Bello, Asst. Resident Engineer

Subject: Butter Hill Subdivision, Section 5 Entrance Plan
(S.H. 42), Route 94, Town of New Windsor, N.Y.

Dear Dominick:

Pursuant to our discussion in your office recently, enclosed are two (2) copies of the Final Subdivision Plan, Rev. 5-21 April 1978 for the Butter Hill Subdivision.

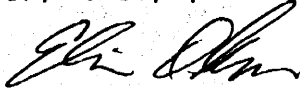
As can be seen on the plan, this project has three (3) means of ingress & egress (Caesar's Lane, Forge Hill Road & Route 94). Since this is the case, and since the Sections currently developed and under construction total only 109 Lots, out of a total of 340 Lots, we feel that a Traffic Study at this time is premature. We suggest that the internal traffic patterns in this subdivision will not be evident until more Sections are developed and all three access points are opened (currently, only the Caesar's Lane access is in use).

With respect to your comment that the entrance layout does not meet DOT standards; the booklet entitled "Policy and Standards for Entrances to State Highways" (Publication No. M.A.P. 7.12-34) was our basis for the layout. We do agree, however that the end of the median at the highway end to be ten (10) feet from the edge of pavement to preclude improper entry, and that the interior drainage at the next intersection to the entrance be shown. The enclosed entrance plans (4 copies) have been revised accordingly.

It is my understanding that you will forward this information to the Regional Office in Poughkeepsie for review purposes. Since the project is currently under construction internally, we would appreciate expeditious action.

If you should have any further questions, please do not hesitate to contact me.

Very truly yours



Elias D. Grevas L. S.

cc: Moodna Development Co.

Mr. Paul Cuomo, P.E., Town Engineer

Mr. Patrick T. Kennedy, L.S., Building Inspector

✓ Town of New Windsor Planning Board, Mr Henry Reyns, Chairman



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

ALBERT E. DICKSON
REGIONAL DIRECTOR

112 Dickson Street
Newburgh, NY 12550

JAMES L. LARocca
COMMISSIONER

May 17, 1984

Mr. Gavvitt Lydecker
Butterhill Development
33 Sweet Briar Road
Stamford, Conn. 06905

Dear Mr. Lydecker:

This is in reference to your plans on Butterhill Development I received on May 11, 1984.

The design of your entrance does not meet the State standards for entrances onto State Highways. However, before we consider the geometrics of the entrance, a project of this size will require a Traffic study. We will be concerned with anticipated traffic patterns, including directional flow; related turning movements; peak hour generation and their relationship to existing conditions. This will be necessary to determine the need for additional improvements to Route 94, such as deceleration lanes, safety widening lanes and Traffic Control devices.

It appears that the drainage will not effect the States system. Have the plans show the control of drainage at the proposed intersection.

As soon as I received The Traffic Study, I will forward to our Regional Traffic Group for review and comment.

Truly yours,

Dominick Bello
D. F. Fullam
Resident Engineer

By: Dominick Bello
Asst. Res. Engr.

CC: Paul Coumo, T/New Windsor Engr.
Patrick Kennedy, Bldg. Insp.
T/New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

MEMO

FROM: PLANNING BOARD
TO: SUPERVISOR PETRO

and

TOWN BOARD MEMBERS

DATE: APRIL 26, 1984

SUBJECT: BUTTERHILL SUBDIVISION PUBLIC IMPROVEMENTS BOND Section 2

It is the recommendation of the Planning Board as per memorandum from Planning Board Engineer Paul V. Cuomo, P.E. dated April 17, 1984 that the Town Board reduce the Public Improvement Bond of Butterhill Section 2 to \$15,000.

Engineer Cuomo's recommendation is attached.

HENRY J. REYNS
Chairman

HVR/sh
attach.
cc: Paul. V. Cuomo, P.E.

MEMO

FROM: PLANNING BOARD

TO: SUPERVISOR PETRO

and

TOWN BOARD MEMBERS

DATE: APRIL 26, 1984

SUBJECT: BUTTERHILL SUBDIVISION SECTION 3 PUBLIC IMPROVEMENT BOND

It is the recommendation of the Planning Board as per memorandum from Engineer Paul V. Cuomo, P.E. dated April 17, 1984 that the Town Board reduce the Public Improvements Bond of Butterhill Subdivision Section 3 and a portion of Section 4A be reduced to seventeen thousand (\$17,000) dollars.

Engineer Cuomo's recommendation is attached.

HENRY REYNS

Chairman

HVR/sh
attach

cc: Engineer Paul V. Cuomo, P.E.

MEMORANDUM

To: Supervisor John Petro
and
Town Board Members

From: The Planning Board

Date: March 30, 1984

Subject: Butter Hill Subdivision -Section 5.

The Planning Board recommends the approval of a Public
Improvement Bond in amount of \$262,964.00 for Butter Hill
Section 5.

This Bond has been reviewed and approved by Town Engineer
Paul V. Cuomo.

Bond estimate copy is attached.

Very truly yours,

Henry J. Reynolds
HENRY J. REYNOLDS
Chairman

HJR/sh
attach.

To: Mr. Henry Reynolds, Chairman
Planning Board

From: Paul V. Cuomo, P. E. *PVC*
Town Engineer

Date: March 27, 1984

Subject: Butterhill Subdivision
Section 5

I have reviewed bond estimate for Butterhill- Section 5
and approve it.

Bond estimate copy is attached.

PVC/mfb

*Planning Board
received
3/27/84
ph.*

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

ELIAS D. GREVAS, L.S.

LAND SURVEYOR
45 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

20 March 1984

BUTTER HILL - SECTION 5

PUBLIC IMPROVEMENT BOND ESTIMATE

A. SANITARY SEWERS

<u>ITEM</u>	<u>CLASSIFICATION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1.	8"dia. PVC Pipe (incl. gaskets & testing)	870 L.F.	\$ 14.00	\$ 12,180
2.	Manholes (incl. covers)	3 EA.	1307.00	3,921
3.	House Laterals (4" PVC)	19 EA.	225.00	<u>4,275</u>
A. SUBTOTAL				20,376

B. WATERLINE ITEMS

1.	8"dia. PVC Pipe (incl. fittings & testing)	1925 L.F.	13.65	26,276
2.	Hydrant & Valve Assemblies	3 EA.	1731.50	5,195
3.	8" Valves & Boxes	11 EA.	646.00	7,106
4.	Tapping Sleeve & Valve	1 EA.	2000.00	2,000
5.	House Services (3/4" copper)	19 EA.	200.00	3,800
6.	N.Y.S. Highway Grossing (Bore & Jack, 24" casing)	40 L.F.	250.00	<u>10,000</u>
B. SUBTOTAL:				54,377

C. STORM DRAINAGE

<u>ITEM</u>	<u>CLASSIFICATION</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
1.	18" C.M.P., in place	40 L.F.	14.50	580
2.	24" C.M.P., in place	295 L.F.	18.00	5,310
3.	30" C.M.P., in place	240 L.F.	24.00	5,760
4.	36" C.M.P., in place	255 L.F.	30.00	7,650
5.	43'x27" C.M.P.A., in place (in Section 8)	345 L.F.	35.00	12,075
6.	Catch Basins (incl. frame & grate)	13 EA.	1302.00	16,926
7.	End Sections	1 EA.	350.00	350
C. SUBTOTAL:				48,651

D. ROADWAY ITEMS

1.	Excavation (incl. clearing)	54,700 C.Y.	0.90	49,230
2.	Embankments (Fill)	7,800 C.Y.	0.90	7,020
3.	Fine Grading	46,800 S.F.	0.10	4,680
4.	R.O.B. Gravel Subbase (on Site)	2,170 C.Y.	2.00	4,340
5.	Curbs (P.C. Concrete)	3,690 L.F.	7.00	25,830
6.	Asphalt Concrete			
	a) 2" Binder Course	46,800 S.F.	0.55	25,740
	b) 1" Top Course	46,800 S.F.	0.40	18,720
7.	Street Lights	5 EA.	800.00	4,000

D. SUBTOTAL	139,560
C. SUBTOTAL	48,651
B. SUBTOTAL	54,377
A. SUBTOTAL	20,376

TOTAL ESTIMATE: \$ 262,964

Planning Board
3/27/84
held until 4/11/84

MOODNA DEVELOPMENT COMPANY, INC.

33 SWEET BRIAR ROAD
STAMFORD, CONNECTICUT 06905

March 22, 1984

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

RE: BUTTERHILL SUBDIVISION
SECTION 3

Dear Sir:

It is respectfully requested that the bond for Section 3 that was posted last summer be reduced to \$ 15,000.

The water lines, sanitary sewers, storm drains, curbing, road base, and base course of asphalt are in place. Central Hudson has just completed the installation of gas mains and underground electric service. The telephone company has completed the installation of its lines. We have been advised that cable TV will be installed within six weeks. The top coat of asphalt will be installed after the cable TV and after half of the front yards have been graded and stabilized but no later than September of this year.

Street lights will be installed at the time of dedication in accordance with town policy.

Sincerely,

MOODNA DEVELOPMENT COMPANY, INC.

Gerrit Lydecker
Gerrit Lydecker
President

received
Planning Bd.
2/13/84
sh.

sh.


February 10, 1984

The following information was furnished in the application for approval of plans:

Sewage Disposal: Town of New Windsor

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.


M. J. Schleifer, P. E.
Assistant Commissioner for
Environmental Health

MEMORANDUM

*Received
Planning Board, 3/21/84*

FROM: TOWN ENGINEER PAUL V. CUOMO, P.E.

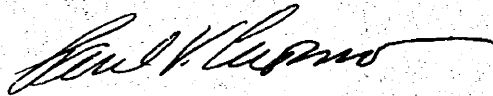
TO: PLANNING BOARD

DATE: MARCH 21, 1984

SUBJECT: REVISED STORM DRAINAGE PLAN

Transmitted for your information and use is revised Storm drainage plan for Butter Hill Subdivision Section 5.

I have reviewed this revision and recommend approval.



PAUL V. CUOMO, P.E.

PVC/sh

M E M O

TO: PLANNING BOARD

FROM: TOWN ENGINEER PAUL V. CUOMO, P.E.

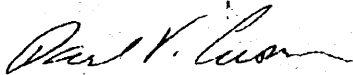
SUBJECT: PUBLIC IMPROVEMENT BOND REDUCTION, SECTION 2
BUTTER HILL

DATE: JANUARY 10, 1984

All public improvements except for road top course
are in place for Butter Hill Section 2.

These improvements have been inspected and tested.

I would recommend therefore that the existing bond be
reduced from \$91,735.00 to \$15,000.00.



Paul V. Cuomo

PVC/sh

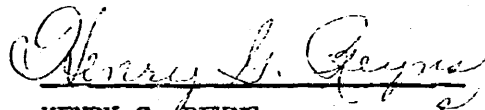
M E M O

FROM: PLANNING BOARD
TO: SUPERVISOR PETRO
AND
TOWN BOARD MEMBERS

DATE: JANUARY 12, 1984

SUBJECT: PUBLIC IMPROVEMENT BOND REDUCTION, SECTION 2 BUTTER HILL

IT IS THE RECOMMENDATION OF THE PLANNING BOARD AS PER MEMORANDUM FROM ENGINEER CUOMO DATED JANUARY 11, 1984 THAT THE TOWN BOARD REDUCE THE PUBLIC IMPROVEMENT BOND OF BUTTER HILL SECTION 2 FROM \$91,735.00 to \$15,000.00 THE REASON FOR THIS REDUCTION IS BECAUSE ALL PUBLIC IMPROVEMENTS ARE IN PLACE AND TESTED EXCEPT FOR ROAD TOP COURSE OF SECTION 2.



HENRY G. REYNS

Chairman

HCR/s
cc:Engineer Cuomo

REVIEWS

Chairman Reynolds:

Wendell Gearn - Shaw Road Minor Subdivision

Mr. Grevas: Mr. Gearn approached one neighbor about acquiring more land. The man wasn't interested in selling his land.

Discussion.

Mr. Van Leeuwen: Will that be a private road?

Mr. Grevas: Yes.

Mr. Scheible questioned the size of the road.

Mr. Van Leeuwen: If he has deed restrictions they do hold up.

Chairman Reynolds: I would like Board members to review the property. We should tour the property. We will set a date.

*

*

*

*

Butter Hill Section 4A and 4B

Mr. Grevas: We would like approval on section 4A so we can sell and build on Section 5 before 4B.

Mr. Spignardo asked where Guernsey Drive was.

Mr. Lydecker explained.

Chairman Reynolds: What about sizes?

Mr. Grevas: The same as the original subdivision. Green area would be part of adjoining lots, nothing could build on them.

*

*

*

*

Mt. Airy Mobile Home Park
Mt. Airy Road
represented by Elias Grevas

Mr. Grevas: The existing plan is shown on plan. The roadway does not line up. When plan came into McGoe, Hauser and Grevas we went out there. You can see what we have done. We re-sketch. As, I said the Building Inspector, Planning Board Engineer and Board members should become familiar with plan.

Mr. Spignardo: How many existing trailers are there?

Mr. Grevas: I don't know. As I said our project was to do future planning.

MOODNA DEVELOPMENT COMPANY, INC.
33 SWEET BRIAR ROAD
STAMFORD, CONNECTICUT 06905

*Planning Bd
received
2/13/84
ph*

February 7, 1984

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12550

Gentlemen:

I respectfully request a return of the maintenance bond (Marine Midland Bank passbook savings account) for Section I of Butterhill Estates.

The storm drain outlet has been rebuilt as discussed with Mr. Fayo and Mr. Cuomo.

Sincerely,

Moodna Development Co., Inc.

Gerrit V. Lydecker
Gerrit V. Lydecker
President

GVL/pw

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151
January 6, 1984

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr. Henry Van Leeuwen

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for Butter Hill, Section 3

Town/~~City~~ of New Windsor dated June 2, 1983 and approved
Henry F. Scheible, Sec.

by ~~you~~ on 11/30/83 was filed in our office on _____

12/6/83 as Map number 6426

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By: John J. Clement
Acting Deputy County Clerk

ORANGE COUNTY DEPARTMENT OF
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Moodna Development Co., Inc.
33 Sweet Briar Road
Stamford, CT 06905

September 22, 1983

The Orange County Department of Health certifies that a realty subdivision map entitled Butter Hill, Section 3, dated June 2, 1978 (latest revision - 8/29/83) located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of Lots: 23 Total area: 8.899 Acres

Water Supply: Town of New Windsor Water District #5

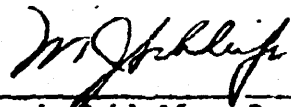
Sewage Disposal: Town of New Windsor

The applicant intends to build houses and sell lots.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

Town Clerk


ii. J. Schleifer, P. E.
Assistant Commissioner for
Environmental Health

REGULAR TOWN BOARD AND WATER BOARD MEETING
Wed., November 2, 1983 Sheet 5

pressure sodium vapor type street light at Beattie Road and MacLean Drive intersection at an annual cost to the Town of \$114.34 including estimated Fuel Cost Adjustment. Same to be paid from General Fund.

Roll Call: All Ayes Motion Carried: 5-0

#8 On Agenda - Motion - Solicitor's Permit (Donna Fagan)

Motion by Councilman Marsden, seconded by Councilman Lahey that the Town Board of the Town of New Windsor approve the application for a Solicitor's Permit dated October 28, 1983 submitted by Donna Fagan of Walters Trailer Village, to sell fresh cut flowers on Route 300, and that she purchase a license from the Town Clerk's Office for \$50.00 for a period of six (6) months.

Roll Call: All Ayes Motion Carried: 5-0

#9 On Agenda - Motion - Approve Bond Butter Hill Subdivision
Section 3

Motion by Councilman Marsden, seconded by Councilman Lahey that the Town Board of the Town of New Windsor accept a Bond dated October 25, 1983 (numbered 939952) from Republic Insurance Company in the sum of \$138,795. for approval of a certain subdivision entitled, "Butter Hill, Section 3, situated in the Town of New Windsor, Orange County, New York", said Bond is to guarantee the construction and installation of the improvements in Butter Hill - Section 3; said Bond meeting the approval of the Town Planning Board under date of November 2, 1983.

Discussion:

Councilman Marsden: We have already approved this?

Supervisor Petro: No, I am asking for the approval to..

Councilman Marsden: You have a receive and file?

Supervisor Petro: No, it is not a receive and file, it may have been, I changed it.

Roll Call: All Ayes Motion Carried: 5-0

#10 On Agenda - Town Board Communications

The following Town Board Communications were received and

REGULAR TOWN BOARD AND WATER BOARD MEETING
Wed., Sept. 7, 1977; 7:30 P.M.
NEW WINDSOR TOWN HALL, NEW WINDSOR, N.Y.

BOARD MEMEBERS PRESENT: Supv. Larkin, Councilmen Rainey, Lahey,
Manuche and Marshall

OTHER OFFICIALS PRESENT: Comptroller Green, Town Atty. Crotty,
Town Assessor Weyant, Bldg. & Zoning Insp.
Collett, Youth and Rec. Dir. Boyle, Town
Eng. Cuomo.

Supv. Larkin called to order the Regular Town Board and Water Board Meeting and presided over same.

TAPE 1, SIDE A

TAPE #558

#1 On Agenda - Minutes

Motion by Councilman Rainey, seconded by Councilman Lahey, that the Town Board of the Town of New Windsor approve the Minutes of a Public Hearing regarding a Local Law-Sewer Points and the Minutes of the Regular Town Board and Water Board Meeting all held August 3, 1977, as per the copies of same posted on the Bulletin Board in the Town Hall and copies sent to each of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 5-0.

OLD BUSINESS

#2 On Agenda - Motion - Preliminary Approval of Butter Hill Sub-division.

TAPE #563

Elias Grevas: I'm from Kartiganer Engineers representing Mr. George Krom Moodna Development Corp. and this is the Butter Hill Subdivision. We are asking here tonight for the cluster concept approval for this subdivision. We have a subdivision of approximately 178 acres, 340 lots with three entrances, one on Forge Hill Road, one on Rt. 94 and one on Caesar's Lane. These lots will be all water and sewer. Using the cluster concept we have retained approximately 52 acres of open space.

Councilman Manuche: We have been having quite a bit of trouble on drainage on some of these subdivisions. My question is, is this probably drain engineered to a place of dissipation?

Mr. Grevas: We have the perfect discharge point on this property. We're fortunate to have Moodna Creek. So everything coming onto the property will discharge in Moodna Creek..

Mr. Jargstorf: I want to ask the Town Attorney what state law he refers to that requires the subdivision may to come before the Town Board.

Mr. Crotty: I think it's 281. It's just where the applicant is seeking the cluster zoning concept.

TAPE #612

(Discussion held between Mr. Grevas, Mr. Ruscitti and Mrs. Congelosi to tape #663.)

Councilman Lahey: What's the provision for the ownership of the green space?

Mr. Grevas: The two different methods of that: number one we get the largest area out of the way first. Twenty acres we're proposing to

REGULAR TOWN BOARD AND WATER BOARD MEETING

Wed., Sept. 7, 1977; 7:30 P.M.

New Windsor Town Hall, New Windsor, N.Y.

Sheet #2

251

dedicate for recreation, the other 32 acres would be owned by the Homeowners' Association and these instances by individual lot owners with the Deed restriction.

Councilman Rainey: The concept of cluster zoning is good. We have one in the town that's bad. It's nothing but a dumping ground for all surrounding homeowners to dump in this so-called green area.

TAPE #702

(Discussion held between Mr. Grevas, Councilman Manuche and Councilman Rainey and Mr. Temple to Tape #757).

Mr. Grevas: The purpose of coming up with cluster development in the first place is to try to save some of the open space, some of the green space to keep from getting one house on top of the other.

TAPE 1 SIDE B

(Discussion held between Mr. Grevas, Mr. Jargstorf, Mr. Freed, Councilman Lahey, Mr. Petro, Councilman Manuche, Mrs. Evans and Mrs. Smith to Tape #221.)

Motion by Councilman Lahey seconded by Councilman Marshall that the Town Board of the Town of New Windsor adopt the following resolution concerning Butter Hill Subdivision in the Town of New Windsor.

WHEREAS, the Planning Board of the Town of New Windsor granted preliminary approval on May 11, 1977 to the Butter Hill Subdivision, and WHEREAS, the applicant has requested that his lands be developed using the cluster concept pursuant to Town Law Section 281, and WHEREAS, the Town Board of the Town of New Windsor has retained jurisdiction over the granting of approval for cluster concept,

NOW THEREFORE, Be it resolved that the Town Board does hereby grant approval to the use of the cluster concept pursuant to Town Law Section 281 for the Butter Hill Subdivision in accordance with the preliminary approval granted to the Subdivision on May 11, 1977 by the New Windsor Planning Board.

AAA830

Roll Call: All Ayes

Motion Carried: 5-0

Highway Department

#3 On Agenda-Motion-Execute Agreement of Adjustment with NYS Dept of Transportation.

Motion by Councilman Lahey, seconded by Councilman Marshall that the Town Board of the Town of New Windsor authorize the Town Supervisor to execute an agreement of adjustment between the New York State Dept. of Transportation, Real Estate Division, and the Town of New Windsor concerning a right-of-way taking for Project SH 41-2, Moodna Bridge-Newburgh, Part I, Map 40, Parcel #47 PE, County of Orange, Town of New Windsor, whereby the Town of New Windsor will agree to turn over certain property rights to a strip of property near the Moodna Bridge for the sum of NINE HUNDRED (\$900) DOLLARS to the State of New York to be used for drainage purposes.

ROLL CALL: All Ayes

Motion Carried: 5-0

#4 On Agenda-Receive and File-Notice of Cancellation of Designation of Restricted Highway.

Hearing no objection, the Town Board of the Town of New Windsor receive and file a Notice of Cancellation of Designation of Restricted Highway.

TPB

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

SCHOONMAKER HOMES, INC./
John Steinberg, Inc.

DECISION GRANTING AREA
VARIANCE

83-34

-----X

WHEREAS, SCHOONMAKER HOMES, INC. of 1 Holiday Park,
Newburgh, New York, ha s made application before the
Zoning Board of Appeals for an area variance for the purposes of:
construction (already completed) of a one-family residential home
located at 23 Creamery Drive, known as Lot #55, Butter Hill Subdivision
and

WHEREAS, a public hearing was held on the 26th day of
September, 1983 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared by agent, Ramon Kinol

; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the discrepancy was found
after the framing and roof were constructed and if the variance for
1.9 ft. of frontyard is not granted, the garage will have to be demolished.

3. The evidence shows that the amount of the frontyard is
insignificant in comparison to the neighboring residences and will not
be evident in appearance.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.
2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a 1.9 ft. frontyard variance for Lot #55-Butter Hill Subdivision on Creamery Drive,
in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 24, 1983


Chairman



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

Planning Board
received
9/27/83
sh.

September 27, 1983

1763

SCHOONMAKER HOMES, INC.
John Steinberg, Inc.
1 Holiday Park
Newburgh, N. Y. 12550

Attn: Mr. Ramon Kinol

RE: APPLICATION FOR AREA VARIANCE - #83-34 (Lot #55-Butter Hill)

Dear Ray:

This is to confirm that the above application for an area variance was granted at the September 26, 1983 public hearing before the Zoning Board of Appeals.

Formal decision will be drafted and acted upon at an upcoming meeting of the Board. You will receive a copy by return mail.

If you have any questions, please do not hesitate to call.

Very truly yours,

Patricia Delio

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board
Town Building/Zoning Inspector

DUGGAN, CROTTY & DUNN
ATTORNEYS-AT-LAW

STEPHEN P. DUGGAN III
PHILIP A. CROTTY, JR.
BRUCE C. DUNN, SR.

RECEIVED

AUG 16 1982

TOWN ENGINEER'S OFFICE
TOWN OF NEW WINDSOR
R.D. #2

TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12550
(914) 562-6500

August 13, 1982

FILE
ALSO MAKE
ACTION
COPY
FOR T.A. Sup.
& Pl. Bd.

Mr. Paul V. Cuomo, P. E.
Town Engineer, Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: BUTTER HILL SUBDIVISION IN THE TOWN OF NEW WINDSOR

Dear Paul:

I received a call yesterday from the developer of the Butter Hill subdivision, Gerrit V. Lydecker, who placed a maintenance bond on the improvements in the subdivision approximtely one year ago.

Mr. Lydecker respectfully requests that the maintenance bond be withdrawn by the Town at this time. He would appreciate the return of his passbook as soon as possible.

I would appreciate your taking this matter up with the Town Comptroller. I shall be on vacation for the next several weeks and I would like to see the money returned to the developer if his obligations are fulfilled.

Thank you very much for your cooperation. If you have any questions, please call Mr. Lydecker at 203-348-2273.

Very truly yours,

DUGGAN, CROTTY & DUNN, P. C.

Philip A. Crotty
BY: PHILIP A. CROTTY

PAC:emb

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY

County Clerk

Tel. (914) 294-5151

Date July 25, 1983

Chairman of Planning Board

Town of New Windsor

Dear Mr. VanLeeuwen:

In compliance with the Town Planning Law, this is to notify
you that the Plan of Subdivision for Butter Hill Sec. #2

, Town of New Windsor

dated June 2, 1978 and approved by you on June 22, 1983

was filed in our office on July 14, 1983 as Map number 6289.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By:

John Clement
Acting Deputy County Clerk

publicly opened on July 27, 1983 at 3:00 P.M. in the Town Hall, further that the Town Board of the Town of New Windsor reserves the right to accept or reject any/or all bids.

Roll Call: All Ayes

Motion Carried: 5-0

SANITATION DEPARTMENT

#4-On Agenda-Motion-Performance Bond for Public Improvement
ButterHill Subdivision

Butter Hill
Motion by Councilman Heft, seconded by Councilman Marsden that the Town Board of the Town of New Windsor authorize the approval for the Performance Bond in the amount of \$91,735.00 for ButterHill Subdivision Section 2, as per the request submitted by the Chairman of the Planning Board, dated April 18, 1983.

Roll Call: All Ayes

Motion Carried: 5-0

#5-On Agenda-Motion-Execute Easement for Drainage (226 Spruce St.)

Motion by Councilman Marsden, seconded by Councilman Lahey that the Town Board of the Town of New Windsor authorize the Town Supervisor to execute an easement for the purposes of drainage from ROBERT A. MILLSPAUGH, 226 Spruce Street, New Windsor, New York, said easement to be returned to the Attorney's Office for recording purposes.

Roll Call: All Ayes

Motion Carried: 5-0

GENERAL

#6-On Agenda-Motion-Advertise Calling for Fuel Oil Bids

Motion by Councilman Marsden, seconded by Councilwoman Donachie that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise calling for Fuel Oil Bids for the 1983-84 heating season for the heating of all town buildings which are heated by fuel oil. Said Bids to be received and publicly opened in the Town Clerk's Office on July 28, 1983 at 3:00 P.M. The Town Board reserves the right to accept or reject any and/or all Bids.

Roll Call: All Ayes

Motion Carried: 5-0

#7-On Agenda-Motion-Authorize Execution, Firing Range Agreement

Motion by Councilman Lahey, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the Supervisor to execute a License Agreement between the People of the State of New York, acting by and through the Commissioner of Transportation and the, Department of Transportation and the Town of New Windsor, said License Agreement is for use by the Town of New Windsor Police Department of the firing range located at Stewart Airport. The Term of this License Agreement shall be month to month, effective on the 1st day of April 1983.

Roll Call: All Ayes

Motion Carried: 5-0

#8-On Agenda-Motion-March of Dimes Superwalk

Motion by Councilwoman Donachie, seconded by Councilman Lahey that the Town Board of the Town of New Windsor grant permission to the March of Dimes Birth Defects Foundation, located at 219 Quassaick Avenue, New Windsor, New York to hold a SUPERWALK on Sunday, Octo-

REPUBLIC INSURANCE COMPANY

129 FULTON STREET
NEW YORK, NEW YORK 10038

B O N D

KNOW ALL MEN BY THESE PRESENTS, That We, MOODNA DEVELOPMENT CO, INC. of 33 Sweet Briar Road, Stanford Conn as Principal and GERRIT V. LYDECKER AS CO-PRINCIPAL, and the REPUBLIC INSURANCE COMPANY a Texas corporation authorized to do business in the State of New York, having an office and place of business at 129 Fulton Street, New York, New York, as Surety are held and firmly bound unto the TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK AS OBLIGEE in the sum of NINETY ONE THOUSAND SEVEN HUNDRED THIRTY FIVE AND 00/100 (\$91,735.00)-----DOLLARS lawful money of the United States for the payment whereof to the Obligee, the Principal and the Surety bind themselves, their heirs executors, administrators successors and assigns jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS: 16th Day of June 1983.

WHEREAS, the Principal has made application to the Obligee for approval of a certain subdivision as shown on map entitled "Butter Hill, Section 2, situated in the Town of New Windsor, Orange County, New York prepared by Kartiganer Associates, P.C.C.E. Newburgh, New York and;

WHEREAS, the Co-Principal have a beneficial interest in said project;

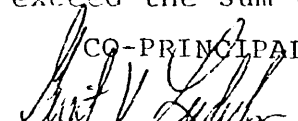
WHEREAS, the Obligee has or is about to approve said map, provided among other things that this bond be given to guarantee the construction and installation of the improvements in Butter Hill Section II as shown on estimate attached hereto and made a part hereof and;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall within two (2) years from the date hereof complete the construction and installation of the aforesaid improvements in Butter Hill Section II in accordance with the rules and regulations, standards and specifications of the Town of New Windsor and to the satisfaction of the Town Engineer, then this obligation to be void, otherwise to remain in full force and effect.

NO party other than the Obligee shall have any rights hereunder as against the Surety.

The aggregate liability of the Surety on the bond obligation shall not exceed the sum thereof for any cause or reason whatsoever.

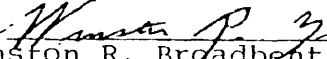
CO-PRINCIPAL


GERRIT V. LYDECKER

MOODNA DEVELOPMENT CO., INC.

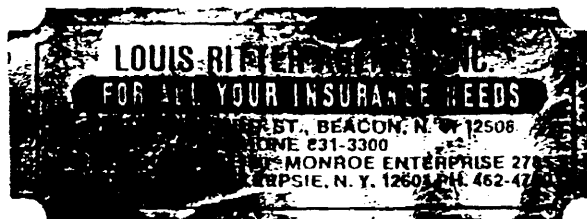
BY: 

REPUBLIC INSURANCE COMPANY

BY: 
Winston R. Broadbent
Attorney-in-Fact

BOND#938972

JW



ACKNOWLEDGMENTS

COPARTNERSHIP

STATE OF

COUNTY OF

} SS:

On this _____ day of _____ 19 _____, before me personally appeared _____ to me known and known to me to be one of the firm of _____ described in and who executed the foregoing instrument and he thereupon acknowledged to me that he executed the same as and for the act and deed of said firm.

CORPORATE

STATE OF

COUNTY OF

N.Y.
Dutchess } SS:

On this 20th day of June 19 83, before me personally appeared Samt V. Zydenker to me known, who, being by me first duly sworn, did depose and say that he resides in Can; that he is the President of _____ the corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Louis Bitter
LOUIS BITTER
Notary Public in the State of New York
Residing in Dutchess County
Commission Expires March 26 1985

INDIVIDUAL

STATE OF

COUNTY OF

N.Y.
Dutchess } SS:

On this 20th day of June 19 83, before me personally appeared Samt V. Zydenker, to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he executed the same.

Louis Bitter
LOUIS BITTER
Notary Public in the State of New York
Residing in Dutchess County
Commission Expires March 26 1985

REPUBLIC INSURANCE COMPANY
NEW YORK DISTRICT OFFICE
129 FULTON STREET, NEW YORK, N.Y. 10038

FINANCIAL STATEMENT DECEMBER 31, 1982

ASSETS		1982	LIABILITIES, RESERVES AND CAPITAL FUNDS		1982
Cash	\$	3,105,728	Liabilities:		
Bonds, at amortized cost (Schedule I):			Reserve for losses	\$105,740,826	
United States Government		8,727,775	Reserve for loss adjustment expenses	8,237,453	
Other bonds		122,995,306	Unearned premium reserve (Schedule VII)	217,310,669	
Total Bonds		131,723,081	Taxes, other than Federal income taxes	1,133,000	
Investments in stocks other than stocks of			Dividends payable to policyholders	—	
affiliates (Schedule II):			Other liabilities	12,324,887	
Preferred stocks, at market		32,048,742	Payable to affiliates	242,862	
Common stocks, at market		95,806,794	Federal income tax	—	
Savings and loan association shares,			Funds held by company under		
at cost			Reinsurance Treaties	75,592,903	
Total stocks		127,855,536	Statutory reserves:		
Short-term investments		25,500,000	Excess of statutory reserves over loss and		
Investments in stocks of affiliates at under-			loss expense reserves	2,376,524	
lying book value (Schedule II):		51,458,243	Reinsurance in companies not licensed		
Agents' balances and reinsurance balances — net		154,813,234	in Texas	—	
Premium notes, less unearned interest		2,764,487	Total liabilities	419,959,124	
Federal Income Tax Recoverable		10,607,580	Capital shares and surplus:		
Real estate, at cost less accumulated depreciation			Capital shares:		
of 1,055,218		1,354,850	Preferred stock, \$100 par value per share		
Other assets		10,111,544	Authorized 200,000 shares, issued		
Receivable from affiliates		1,095,055	150,000 shares	9,000,000	
		<u>\$520,389,338</u>	Common stock, \$5 par value per share		
			Authorized 200,000 shares, issued		
			Authorized 2,000,000 shares, issued		
			1,000,000 shares	5,000,000	
			Paid-in surplus	18,000,518	
			Retained earnings	23,784,319	
			Excess (deficiency) or market value of		
			stocks over cost, other than stocks		
			of affiliates	27,840,603	
			Excess of underlying book value of stocks		
			of affiliates over cost	16,804,774	
			Total capital shares		
			and surplus	100,430,214	
				<u>\$520,389,338</u>	

Note: All securities are carried in accordance with the requirements of the National Association of Insurance Commissioners as follows: eligible bonds at amortized values; stocks of associated insurance companies at pro rata share of capital and surplus; all other securities at quotations prescribed by the Association.

BE IT REMEMBERED, that at a regular meeting of the Board of Directors of Republic Insurance Company, duly called and held at the office of the Company in the City of Dallas, Texas, on the 28th day of February, 1967, a quorum being present, the following By-Laws was duly adopted to become effective February 28, 1967:

ARTICLE XI—APPOINTMENT OF ATTORNEYS-IN-FACT

Appointment of Attorney-in-Fact. The President, or any Executive Vice President, may from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the company in the execution of policies of insurance, bonds, undertakings, and other obligatory instruments of like nature. Such attorney-in-fact, subject to the limitation set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President, or any Executive Vice President, or the Board of Directors, may at any time revoke all power and authority previously given to any attorney-in-fact.

STATE OF NEW YORK
COUNTY OF NEW YORK

Henry W. Niemann

Secretary

, being duly sworn, deposes and says: I am of the Republic Insurance Company, I have compared the foregoing By-Law with the original thereof, as recorded in the Minute Book of the said Company, and do hereby certify that the same is a correct and true transcript therefrom and of the whole Article XI, of said original By-Law and that the same is now in full force and effect. Pursuant to said By-Law, John J. Zahn, Winston R. Broadbent, James N. Heiskell, Alfred Freytag, Charles L. Tea, Jr., John W. Spencer and Henry W. Niemann were duly appointed Attorneys-in-Fact of this Company without limitation as to amount of bond executed and that said appointment is now in effect.

The above is a true statement of the assets and liabilities of said Company at the close of business December 31, 1982 taken from the books and records of said Company and is prepared in accordance with the statements on file with the Insurance Department of the State of New York.

The Superintendent of Insurance of the State of New York has, pursuant to Section 327 of the New York Insurance Law (Chapter 882 of the Laws of 1939 of the State of New York, constituting Chapter 28 of the Consolidated Laws of the State of New York, as amended) issued to the Republic Insurance Company his certificate that said Company is qualified to become and be accepted as surety to guarantor on all bonds, undertakings and other obligations or guarantees, as provided in the Insurance Law of the State of New York, and all laws amendatory thereof and supplementary thereto; and that such certificate has not been revoked.

Sworn to before me this 16th day of June, 1983
Maryann Forrester

MARYANN FORRESTER
Notary Public, State of New York
No. 41-4685453 - Qual. In Queens Co.
Commission Expires March 30, 1985

STATE OF NEW YORK
COUNTY OF NEW YORK

On this 16th day of June, 1983, before me personally

WINSTON R. BROADBENT

to me known, who being by me duly sworn, did depose

and say that he resides in RIDGEWOOD, NEW JERSEY that he is an attorney-in-fact of the Republic Insurance Company, the corporation described in, and which executed, the foregoing instrument; that he knows the corporate seal of said corporation; that the seal affixed to the foregoing instrument is such corporate seal; that it was affixed thereto by the order of the Board of Directors of said corporation and that he signed his name thereto, as attorney-in-fact, by the order and authority

RS—109 (4-83)

MARYANN FORRESTER
Notary Public
No. 41-4685453 - Qual. In Queens Co.
Commission Expires March 30, 1985

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: **Moodna Development
Corporation, Inc.
33 Sweet Briar Road
Stamford, CT**

June 10, 1983

The Orange County Department of Health certifies that a realty subdivision map entitled **Butter Hill, Section II, dated June 2, 1978 (latest revision-6/1/83)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of Lots: **24** Total area: **9.782 Acres**

Water Supply: **Town of New Windsor, Water District #5**


Sewage Disposal: **Town of New Windsor**

The applicant intends to **build houses and sell lots.**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

Town Clerk


**H. J. Schleifer, P. E.
Assistant Commissioner for
Environmental Health**

**PUBLIC IMPROVEMENTS
ESTIMATED COST BREAKDOWN**

5 April 1983

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
A. <u>Water Distribution</u>					
1.	8" D.I.P.	L.F.	1020	16.00	\$ 16,320.00
2.	8" Fittings	Ea.	L.S.	905.00	905.00
3.	6" Hydrant w/valve and valve box	Ea.	1	1,450.00	1,450.00
4.	House Connections 3/4" Cu	Ea.	17	300.00	5,100.00
Subtotal:					23,775.00
B. <u>Sanitary Sewer Mains and House Connections</u>					
1.	8" PVC pipe	L.F.	820	13.00	10,660.00
2.	Precast manholes avg. 8'	Ea.	4	1,150.00	4,600.00
3.	4" House Connections	Ea.	17	320.00	5,440.00
Subtotal:					20,700.00
C. <u>Roadway</u>					
1.	R.O.B. Subbase	C.Y.	1000	2.00	2,000.00
2.	Fine Grading	S.Y.	3000	0.90	2,700.00
3.	Asphalt Surfacing	L.F.	2666	6.80	18,130.00
4.	Curbing	L.F.	2140	7.00	14,980.00
Subtotal:					37,810.00
D. <u>Landscape</u>					
1.	Street Trees	Ea.	5	150.00	750.00
2.	Top Soil and Seed R.O.W.	S.Y.	2400	3.00	4,800.00
Subtotal:					5,550.00
E. <u>Miscellaneous Items</u>					
1.	Street Signs	Ea.	2	75.00	150.00
2.	Street Lights including Posts	Ea.	3	1,250.00	3,750.00
Subtotal:					\$3,900.00

ESTIMATED COST BREAKDOWN TOTAL SECTION 2 -

\$91,735.00

MOODNA DEVELOPMENT COMPANY, INC.
33 SWEET BRIAR ROAD
STAMFORD, CONNECTICUT 06905

March 24, 1981

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

PLANNING BOARD

Attention of the Chairman, Planning Board

RE: SECTION 1 BUTTERHILL SUBDIVISION

Gentlemen:

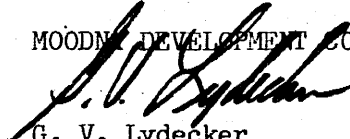
It is respectfully requested that the subdivision bond for Section 1 be released.

All utility lines, roads and curbs, street lights and road signs are in place. Lot seeding is being done as the houses are being built.

We are optimistic that market conditions will permit the start of Section 2 later this year, especially with the completion of the new bridge and the opening of the 12,000 foot runway at Stewart Field. A release of the first bond will make it somewhat easier to secure the bond for section 2.

Sincerely,

MOODNA DEVELOPMENT COMPANY, INC.


G. V. Lydecker
President

Copy to Mr. Paul Cuomo, Town Engineer

GVL/hs

To: Mr. Ernest Spignardo, Chairman
Planning Board

From: Paul V. Cuomo, P. E.
Town Engineer

Subject: Section I
Butterhill Subdivision

Date: March 31, 1980

filed
3/31/80
gjt

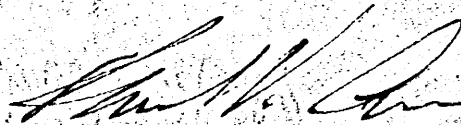
I have reviewed Mr. Lydecker's request, letter dated November 28, 1979, and concur with it.

The water lines, sanitary sewers and storm sewers have been approved. The base course and curbs of roads have been inspected and approved.

An analysis of what is left to do:

Surfacing	\$25,900.	
Miscellaneous	5,650.	(street sign & lighting)
Top soil and seed within road ROW	<u>25,150.</u>	
	\$56,700.	

Therefore reducing the bond to \$60,000. would reflect accurately what still has to be done.



Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
cc: Mr. Tad Seaman, Attorney for the Town
attachment



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

November 5, 1979

Moodna Development Corp.
33 Sweet Briar Road
Stamford, Conn. 06905

Re: Inspections
Butterhill Subdivision
Section I

Gentlemen:

Periodic inspection by my office has resulted in approval as to water, sanitary sewer and storm sewer in the Butterhill Subdivision, Section I.

Base course and curbs of road have also been inspected and approved.

Yours truly,

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

MOODNA DEVELOPMENT COMPANY, INC.

33 SWEET BRIAR ROAD

STAMFORD, CONNECTICUT 06905

DEC 4 1979

NEW WINDSOR PLANNING BOARD

November 28, 1979

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Attention of the Chairman, Planning Board

RE: Section 1 - Butterhill Sub Division

Gentlemen:

It is respectfully requested that the sub-division bond for Section 1 be reduced from \$ 180,580. to \$ 60,000. in that the following work has been completed, inspected, and approved by the Town Engineer as indicated by the attached copy of Mr. Cuomo's letter dated November 5, 1979.

- Water lines
- Sanitary sewer lines
- Storm sewer lines
- Curbs for roads
- Base course for roads

Very truly yours,

MOODNA DEVELOPMENT CO., INC.

G. V. Lydecker
G. V. Lydecker
President

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, APRIL 11, 1979 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES, JOSEPH LOSCALZO, HENRY VAN LEEUWEN, JOSEPH CIMORELLI, PHILIP INFANTE, AND JAMES McCABE.

OTHERS PRESENT: PHILIP CROTTY JR., PLANNING BOARD ATTY.
PAUL V. CUOMO, TOWN ENGINEER.
HOWARD COLLETT, BUILDING & ZONING INSPECTOR.
SHIRLEY B. HASSDENTEUFEL, RECORDING SECRETARY.

tape #178

Chairman Spignardo called the meeting to order and presided over same.

1 on the Agenda:

Dunkin Donuts Site Plan
Located on Temple Hill Road and Rt. 94
Represented by Mr. Elias Grevas

Mr. Grevas: Mr. Chairman, we have not yet heard from the County.

Chairman Spignardo: The County is opposed to any additional entrance coming out on a County highway. They would like to see it coming out of Shopping Center entrance.

Chairman Spignardo read a letter from Charles Satterly, who is the owner of the property adjoining. Mr. Satterly is not interested in selling the property but would lease the property.

Chairman Spignardo stated that the County had also mentioned the drainage.

Mr. Grevas: We have discussed this. We have not heard from the State also. If at all possible we would like to use the Satterly property as a secondary entrance. The Planning Board can decide if the lease is in order. Could we please be on the next agenda?

2 on the Agenda:

Exxon Site Plan #79-5
River Road
Represented by Mr. T.M. Brikelmair

Mr. Brikelmair: The application is being made to the DEC.

We are expanding. I would like to explain to the Board.
Discussion followed.

Motion by Mr. Van Leeuwen seconded by Mr. McCabe that the Planning Board of the Town of New Windsor give the site plans of Exxon #79-5 to the Town Engineer, Fire Inspector and the Fire Prevention Code Bureau.

Roll call: Jones-yes Loscalzo-yes
Infante-yes Van Leeuwen -yes
McCabe-yes Cimorelli-yes
Spignardo-yes

Motion carried 7 ayes, no nays.

BUTTERHILL SUBDIVISION
ROUTE 94
REPRESENTED BY MR. LYDECKER

Mr. Lydecker: I am here about the Bond for Butter Hill. I am asking if you would require the performance bond before issuing CO's rather than now.

Mr. Loscalzo: The Bond is there to protect the Town. To make sure roads, water, sewer and other utilities are complete.

Mr. Lydecker: We have paid the Town inspection fee.

Mr. Loscalzo: We require a Bond that will take over if you decided not to build.

Mr. Lydecker: I am suggesting to get Bond before the Certificate of Occupancy, that is all.

Mr. Infante: How much time are you asking for?

Mr. Lydecker: About four (4) months, until we are ready for a CO. We could get the Bond then. I would like to defer it.

Atty. Crotty explained to the Board that they (ButterHill) would put the Bond up by the time the first CO is to be issued. He stated that Bonds were very hard to come by.

Mr. Loscalzo: I disagree. We should have the Bond by Final Approval.

Mr. Lydecker: We did pay the Inspection fees.
Insurance is going so high.

Atty. Crotty read from the Town Code Book (6124) re: Alternative Escrow Account held by the Town. I feel that it is better to have cash than go into the Courts under litigation.

Mr. Lydecker: We are faced with high costs.

Chairman Spignardo: How long to erect now?

Mr. Lydecker: Ninety to one hundred (90 to 100) days.

Chairman Spignardo: Have you seen this Paul?

Mr. Cuomo: Yes.

Mr. Jones: Bonds are for the protection of the people of this Town.

Mr. Loscalzo: It will cost you \$35,000 now or four (4) months from now for that Bond.

Chairman Spignardo read a memo from the Town Engineer dated 4/2/79 re: Recomputation - Engineering Inspection Fee for Butter Hill Subdivision. Due to Local Law No. 1 Engineering Inspection fee recomputed and is \$5,611.60. Old figure was \$7,223.20.

As of this date no Bond has been received in the amount of \$180,500.

Mr. Krom: When we came with the initial plans the Bonding Company and the Banks had different rules. There is only one (1) Bonding Company now. We are telling you of hardship that we have with the Bonding Company. We have given money to Central Hudson Gas & Electric Company. We are trying to do a reasonable job.

Chairman Spignardo: We have two (2) alternatives. Stick with the Bond or use the alternative that Phil spoke about.

Atty. Crotty: You have the Bond or cash. He is asking for a delay of 3 or 4 months.

Discussion followed.

Mr. Jones: You had approval several months ago. How many?

Mr. Lydecker: Seven or eight (7 or 8).

Mr. Jones: No Bond is in effect. This is not fair to the Town. You never got the Bond up until this time and you are asking for a reduction.

Discussion.

Chairman Spignardo: Mr. Lydecker has withdrawn his request. Paul, will you work on this to make sure the Bond is received.

Mr. Cuomo: Yes.

April 11, 1979

Correspondence

page 4.

Hearing no objections a letter dated March 23, 1979 from the residents of Keats Drive between Frost and Browning with signatures asking that no sidewalks be installed on Keats between Frost Lane southerly direction to Bennett (Browning). Discussion followed. The Planning Board agreed and referred this to Town Engineer.

Hearing no objections a copy of a letter dated April 5, 1979 from Atty. Fred Gardner re: Sambo Restaurant. Savings Books and a Certified Check for \$22,000 placed in Escrow. This letter was recorded received and filed.

Hearing no objections a Memo dated April 10, 1979 re: Dunkin Donuts Site Plan from Engineer Cuomo stating he had reviewed the site plan and in respect to drainage and curb cuts recommend approval by the Planning Board. This was recorded received and filed.

Hearing no objections a copy of the Building & Zoning Inspector's Report of Building Permits issued for March 1979 was received and filed.

Hearing no objections a letter from the Orange County Clerk's Office dated April 5, 1979 stating the Catherine Acres Subdivision was filed in the County Clerk's Office on March 19, 1979 as Map #4851 in Pocket 15 Folder A. This was recorded received and filed.

Minutes

Motion by Mr. Loscalzo seconded by Mr. Jones that the minutes of the March 28, 1979 meeting be approved as read.

Roll call - Jones-aye

Loscalzo-aye

Infante-aye

Van Leeuwen-aye

McCabe-aye

Cimorelli-aye

Spignardo-aye

Motion carried 7 ayes, no nays.

Minutes approved

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. Infante that the Planning Board of the Town of New Windsor adjourn the meeting of April 11, 1979.

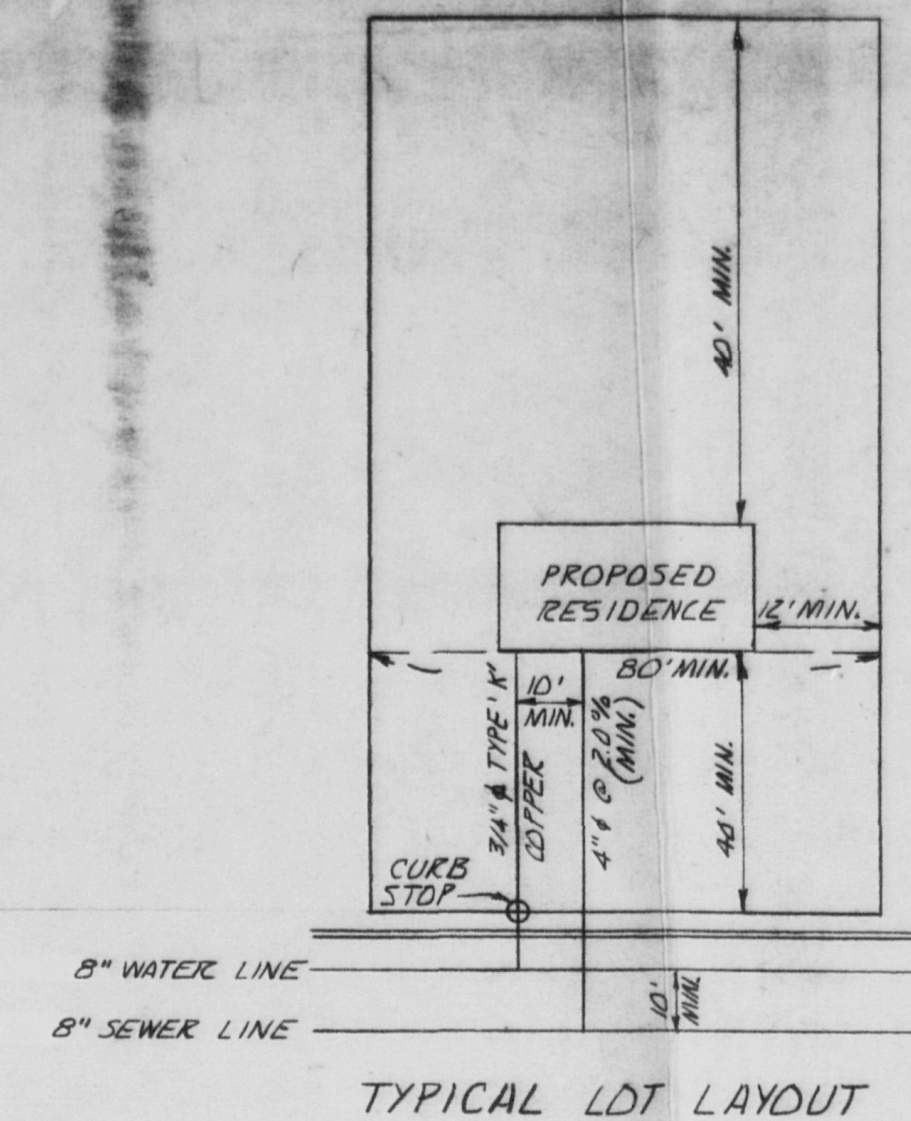
Roll call- All ayes, Motion carried. Meeting adjourned 9:45 P.M.

Respectfully submitted,

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL

Recording Secretary



- LEGEND:**
- UTILITY EASEMENT LIMITS
 - SECTION BOUNDARY
 - WATERLINE & SHUT OFF VALVE
 - SANITARY SEWER LINE & MANHOLE
 - EXISTING SANITARY SEWER
 - HYDRANT
 - LOT NUMBERS
 - OPEN SPACE TO ADJOINING LOT
 - STORM DRAINAGE

- NOTES:**
- 1) TOTAL NUMBER OF RESIDENTIAL LOTS: 34
 - 2) PROPERTY ZONE (DEVELOPED AREA): R-4
 - 3) MINIMUM LOT SIZE: 12,500 SQUARE FEET; TO BE DEVELOPED IN ACCORDANCE WITH SECTION 281 OF THE TOWN LAW, STATE OF NEW YORK (OPEN DEVELOPMENT).
 - 4) THE SUBDIVIDER WILL LEASE TITLE TO THE TOWN OF NEW WINDSOR FOR THE LAND AREAS AND PUBLIC IMPROVEMENTS NOTED FOR STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC LANDS.
 - 5) Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 (2) of the N.Y.S. Education Law.



<p>PLANNING BOARD APPROVAL</p> <p>APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 26, 1978 BY Ernest R. Spagnuolo</p>	<p>ORANGE COUNTY HEALTH DEPARTMENT APPROVAL</p> <p>Date: May 31, 1978</p> <p>These plans for Butler Hill Realty Subdivision (Section 1), Town of New Windsor, are hereby approved pursuant to Article 17 of the Environmental Conservation Law, subject to the provisions of the permit issued this day.</p> <p>REGIONAL ENGINEER FOR ENVIRONMENTAL QUALITY By David E. Petrucci</p>
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2	1/4	21 APRIL 1978	ADDED SHUT OFF VALVE
1	1/4	13 MAR. 1978	REV. DRAINAGE LOCATION
REV.	DR.	CK.	DATE
			DESCRIPTION

<p>MOODNA DEVELOPMENT COMPANY, INC. 33 SWEET BRIAR RD. STAMFORD, CONN.</p> <p>BUTTER HILL</p> <p>TOWN OF NEW WINDSOR ORANGE CO. N.Y.</p> <p>DRAWN: [Signature] SCALE: 1"=100'</p> <p>CHECKED: [Signature] DATE: 22 FEB. 1978</p>	<p>KARTIGANER ASSOCIATES, P.C. CONSULTING ENGINEERS 555 ROUTE 94 NEWBURGH NEW YORK 12550</p> <p>FINAL SUBDIVISION PLAN SECTION - I</p> <p>SHEET: 1 OF: 1 JOB NO: D75-17</p>
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